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**EMIGRATION.**

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THE  
ADVANTAGES  
OF  
**EMIGRATION TO CANADA,**

BEING THE SUBSTANCE OF

**Two Lectures,**

DELIVERED AT THE

**TOWN-HALL, COLCHESTER,**

AND THE

**MECHANICS' INSTITUTION, IPSWICH,**

BY

**WILLIAM CATTERMOLLE.**

May, 1831.

LONDON :

SIMPKIN AND MARSHALL ; THE BOOKSELLERS AT IPSWICH AND  
COLCHESTER ; J. LODER, WOODBRIDGE.

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## P R E F A C E.

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I HAVE been chiefly induced to submit the following pages to the public, with a view of correcting the erroneous idea which I have found prevails in this country, with regard to the climate.

## E R R A T A.

Preface, page 4, line 14 from the bottom, for letters *read* settlers.

Introduction, page 7, line 11 from the top, for interesting, *read* interested.

fact, and that in point of climate, soil, and capability for an advantageous settlement, it is not exceeded, if equalled, by any country in the world; besides which, from its contiguity to England, the voyage is considerably shorter than to any of the British Colonies, very seldom exceeding five or six weeks, and from the great number of vessels going there for cargoes in ballast, passages may be procured at very low rates. In short, a family leaving this country may be settled in Upper Canada, on a small improved farm, for what it would cost them for the voyage to New South Wales, Van Diemen's Land, or Swan River.



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## P R E F A C E.

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I HAVE been chiefly induced to submit the following pages to the public, with a view of correcting the erroneous idea which I have found prevails in this country, with regard to the climate of one of the most important of the British Colonial possessions. Canada is considered, even by many otherwise well-informed persons, as a country covered with eternal snows, and scarcely fit for the habitation of a civilized being.

A residence of some years in the Upper Province has enabled me decidedly to state, that such is not the fact, and that in point of climate, soil, and capability for an advantageous settlement, it is not exceeded, if equalled, by any country in the world; besides which, from its contiguity to England, the voyage is considerably shorter than to any of the British Colonies, very seldom exceeding five or six weeks, and from the great number of vessels going there for cargoes in ballast, passages may be procured at very low rates. In short, a family leaving this country may be settled in Upper Canada, on a small improved farm, for what it would cost them for the voyage to New South Wales, Van Diemen's Land, or Swan River.

To satisfy parties of my ability to give them correct information of the capabilities of Upper Canada, I refer to the subjoined letter, addressed to me by the Provincial Secretary, by order of his Excellency, Sir John Colborne, the respected Governor of the Upper Province, a few days previous to my departure from York.

GOVERNMENT HOUSE,  
*York, Oct. 5, 1830.*

SIR,—With reference to your conversation with the Lieut.-Governor, on the subject of emigration, and to your intention of proceeding to England for the purpose of giving correct information in the county in which you were established, previous to your settling in this Province, I am directed to acquaint you, that his Excellency is persuaded that your residence for three years in this country, and your constant intercourse with letters in every District, and your employment as an Agent for Land, qualifies you in every respect to convey to persons, who may find it expedient to emigrate, a just account of the Colony; and that he thinks your advice may be most serviceable to them.

The Lieut.-Governor has desired that you may have access to the Statistical Accounts in this Office, and inspect any Returns that may appear necessary to complete your Report.

I have the honour to be, Sir,

Your most obedient, humble Servant,

Z. MUDGE, *Secretary.*

To W. CATTERMOLLE,  
Upper Canada, York.

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## INTRODUCTION.

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THE subject on which I propose addressing the meeting, is one, I have no doubt, of paramount importance to the greater part of my hearers; it is therefore my intention to avoid all extraneous matter, and convey as much information as I am in possession of, in as few words as will suffice to render that information intelligible. I am induced to adopt this plan, first, on account of my hearers who will have the double advantage of saving their time, and enabling them more fully to comprehend, remember, and appreciate the facts brought forward. Secondly, on my own account, because I am unwilling to assume the slightest appearance of arrogating to myself the importance of a lecturer, as far as any pretensions to literary merit constitute that character, and I shall trust to your liberality in favouring me with a patient hearing.

For this reason I shall also avoid every train of reflection, however naturally they might spring out of my subject, but would not necessarily contribute to its illustration, although it is impossible to reflect upon the magnificent and varied scenery through which I have passed, without a strong temptation to impart

some idea of their grandeur to the minds of others. Yet they have little to do with the actual motives, or eventual success of persons, who have to enquire, whether or not, they can better their condition by emigration; and still less on their choice of residence in a new country, where many considerations supercede the beauty of scenery. I wish, therefore, to confine myself to a statement of facts, founded on personal experience, to the best of my judgment, and with a sincere desire that it may benefit such of my hearers as may be interested on this important subject.

In the development of the causes which at present dispose persons to emigrate from the mother country. I shall say but little, I leave that to many highly talented individuals already engaged in the research; it is sufficient that the disposition does exist, and that the emigrant want direction, or leading in the right course to warrant any one acquainted with the subject in stepping forward to assist his countrymen, rather than see such numbers go wrong, as was particularly the case last year.

My object principally is, to caution and benefit those with whom to go, or not to go, is no longer the question; but where to go, how to go, and in what capacity, or with what views. It is on these primary and vital points I venture to offer the results of my own experience, at least, as an honest guide, though by no means an infallible leader.

I principally address myself to the agricultural population, because it is them I most wish to see emigrate. The emigrant who goes out with habits of

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industry, and will only retain them, not suffering himself to be led away with the ridiculous hope of finding a place where idleness may repose, while the earth shall produce its fruits spontaneously, cannot fail of success.

The first question that presents itself to the mind of an Englishman on determining to quit his native shore for America, is—whether he shall make the United States, or Canada, the scene of his future residence and exertions. So much has been written on the United States, and that for the most part so interesting, and so little on the Canadas, with their immense resources, that I am not surprised at the general determination having been in favour of the United States. I however, have fairly tried both countries, and in deciding in favour of Canada, am prepared to adduce reasons, the validity of which I will set forth in the course of my remarks.

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## CONTENTS.

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### CHAPTER I.

	Page
The Geographical position of Canada—Its Climate, Soil, Productions	1

### CHAPTER II.

Description of the principal Towns, and various Improvements in York and the Home District . . . . .	15
---	----

### CHAPTER III.

Outline of the Canada Company, and the prospects it holds out to British Settlers . . . . .	35
--	----

### CHAPTER IV.

Description of the principal Roads, Lakes, Canals in the route from Montreal to Sandwich—A Table of Population and Assessment, and List of the Members returned, corrected up to March 1831— Agricultural Societies, &c. . . . .	49
---	----

### CHAPTER V.

Comparison between New York State and Upper Canada—Prices of land in each County—Value of Produce, Labour, Population according to the last Census—And also some of the principal Cities in the Union . . . . .	71
--	----



**CONTENTS.**

**CHAPTER VI.**

	Page
General advice to Emigrants—List of Prices of Wages—Description of persons most wanted in Upper Canada—The proper time to Emigrate—Most economical means pointed out to accomplish the Voyage, &c. . . . .	82

**CHAPTER VII.**

Conclusion—containing hints to the different Parishes with superabundant labourers . . . . .	117
Extracts from the Reports made by select Committees of the House of Commons . . . . .	126

**APPENDIX.**

Statements of the Sales of Land by the Canada Company . . . . .	147
---	-----

**LETTERS**

To the Editors of the Suffolk Chronicle and the Ipswich Journal, by the Author, with Answers by various Correspondents . . . . .	164
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## CHAPTER I.

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THE geographical position of Canada may be thus generally stated. It is bounded on the east by the gulf of St. Lawrence on the north by the territories of Hudson's Bay, on the west by the Pacific Ocean, and on the south by unexplored Indian countries, part of the United States of America, and by the British Province of New Brunswick.

It is only necessary to take a transient view of the map of North America, to be immediately assured of the singularly advantageous position of Upper Canada; it would be difficult, perhaps impossible, to find in any other region of the globe, a tract of country of the same magnitude, with so many natural advantages, as that part which lies between lakes Ontario, Erie, Huron, and the Ottawa river, nine-tenths of the whole of which are calculated for the exercise of almost every description of agricultural labour, and with such a prospect of success, as perhaps no other

part of the continent could realize. A part of this tract of country, commencing in the neighbourhood of Kingston, and running westward nearly 500 miles to the Sandwich frontier, by a depth northward of about 100 miles, is alone capable of supplying all Europe with grain, besides, being rich in cattle, and producing lead, copper, iron, lime, marle, gypsum, marble, free-stone, coal, salt, wool, hemp, and flax of the best qualities; tobacco, and timber of every description; besides furs, game, fish, and many other valuable productions.

Canada is divided into two Provinces, Upper and Lower, having distinct and separate governments and Houses of Parliament. The legislative councillors are created by the crown, and are similar to the House of Peers in this country. The members of the House of Assembly are elected by the inhabitants of the different districts according to the extent of population.

To the mercantile community, the Province of Lower Canada, as possessing the shipping parts of Quebec and Montreal, is undoubtedly the most interesting; but for the purpose of agriculture, the Upper Province is decidedly preferable, the climate being much milder. However, to go there with any reasonable prospect of success, some capital or a labouring or mechanical employment, connected with the everyday pursuits and necessities of life, are indispensably required.

To persons in the possession of these requisites, and of sober and industrious habits, poverty loses all

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its terrors, or rather so far as it implies want, it has no existence whatever in that fertile land. I believe there is no place in the known world where individual exertions are so well requited by the bounties of nature as in Upper Canada, high wages are paid to the labouring classes, by such as need and can pay for their services, and in the course of this address; I shall bring forward well authenticated proofs that these are not vague assertions.

Upon taking a dispassionate view of things as they exist in Britain, Canada, and the United States, much as I could wish to decide in favour of my native land, candour compels me to admit, and to assert without fear of contradiction, that to the farming population, Upper Canada offers advantages not to be found in Britain or the United States. From the intelligence received from my friends in England, I anticipated I should find on arrival here, the state of this country but indifferent, still persons in Canada had no idea of the real situation of things in reference to the agricultural population.

Having travelled from Quebec to Sandwich, the western settlement of the province, a distance of more than 700 miles, I am enabled fully to state, that no such abject misery is known there, as exists in this once happy land. I do not profess to be intimately acquainted with political economy, but it forces itself on my mind, as I proceed, and if there be actually a surplus of agricultural labourers in England, which appears to be admitted, I conceive Upper Canada offers the most safe and profitable asylum for them,

and it is a position not to be shaken, there being no positive requisite wanting for prosperity, whether as respects a fostering government, mild laws, easy taxation, a total absence of tithes, a fine climate, fertile soil, and ready markets.

One serious drawback, however, to all these advantages must not be concealed, it is an evil of that magnitude that it cannot be too strongly animadverted upon, I mean drunkenness, by yielding to which the transition from decent sober men, to the opposite extreme, is effected in that country with a celerity much to be deplored, and I am fearful this degrading and destructive vice will continue while ardent spirits are sold at the cheap rate they now are. Such as are already addicted to this vice, or who distrust their power to resist its temptation, I would seriously advise to stay at home; the land teems with slaves to this profanation of all the moral and intellectual powers of mankind. This remark applies both to Canada and the United States.

A further reason for advising all who think of the Canada's, to go direct to the Upper Province, is, that Lower Canada is too hot in summer, and cold in winter, to suit the general habits and constitution of English emigrants; the stoves invariably in use, are by no means calculated to inspire any of those feelings of comfort, so highly prized in setting round the wood fires on the hearth, that are found to afford sufficient warmth in the Upper Province, and to which any one from Britain not only becomes reconciled, but attached. I already miss one Canadian comfort, my

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The French language may be considered the vernacular tongue in Lower Canada, still I do not exactly view that in the light of an objection, though many would feel awkward in not understanding it, and to conduct all mercantile affairs, it is absolutely necessary.

Quebec and Montreal are the receiving ports for the Upper Province, and the markets for its corn, flour, staves, lumber, pot and pearl ashes, whiskey and salt provisions, these for years to come must constitute the chief articles of commerce, with a small quantity of peltries or furs, the Hudson Bay Company doing the principal business in these articles; towards the north-west all kinds of fur goods are much higher than in England, and not so well manufactured.

#### CLIMATE.

The climate improves every season as the forests disappear, and in their place farms spring up in all directions; I can only speak of it since I became a resident, and can very truly say, I have suffered far more from the humid atmosphere of England, since my return in December last, than I ever did in York, Upper Canada. When I left the latter place in October, 1830, the frost had only mildly set in, the Indian summer had not made its appearance; Christmas-day 1829, was as mild as I often experienced in England. So much has been said against the climate of this fine country, I am induced to state that I found it more

pleasant than Great Britain, because not so moist and unsettled. Indeed it might be said, that the inhabitants of Canada have but two seasons, summer and winter. Winter has no sooner disappeared, which generally happens in the middle of April, than the whole animal and vegetable creation starts into renewed life, with a rapidity and a vigour that leaves the season of spring with such doubtful limits, as to be scarcely perceptible. In the fall of the year the months of September and October are generally fine and summer-like, and are succeeded by what is termed the Indian summer; in November, during which the genial temperature of the atmosphere is extremely pleasant.

To convey a just idea of an Upper Canada winter, it may be stated that the chain of shallow lakes which run in an easterly and south-easterly direction, from lake Simcoe towards the midland district, are seldom or ever frozen so hard as to bear a man with any heavy burden before Christmas, and are again open before the middle of April. The great lakes are never frozen over in winter, but frequently exhibit a beautiful and striking phenomenon during the inclement season, by reason of the water being warmer than the atmospherical air. The small and nearly stagnant bays are frozen for a few yards only from the shores where the water is shallow. The earth is seldom frozen deeper than 12 to 18 inches; and the snow rarely lies in greater depth than from 18 inches to 2 feet, unless where it is drifted.

The frost commences about Christmas, and continues until near April, and sometimes it is the first week

in that month before the navigation is open, during which time if plenty of snow falls, the inhabitants enjoy sleigh riding with safety, well wrapt up in buffalo robes, bear skins, &c.

These sleighs are of four different constructions, the *Traineaux*, the simplest of the whole, is built on low runners or slides, drawn from a bar below; the *Burline* is a travelling sleigh, just large enough to hold two comfortably, it is on low runners and not easily upset, it has horns by which the driver balances it, it will glide over very rough roads and untrod snows; the *Cutter*, is on high runners, they are easily upset, but on smooth roads, or where the snows are not deep, they are more commodious than the *Burline*; the *Carriole*, is the noblest vehicle of the whole, and will carry a whole family; some of these are constructed in a very genteel manner, silver-mounted, and in every respect as elegant, if not more so, than an English coach: they are not unlike them in shape.

In January the greatest falls of snow usually happens, when the winter trade with the interior commences, the snow sometimes, but not of late years, allows of two months good sleighing; last winter was mild, and it did not exceed five or six weeks; this is considered in the present state of the roads as a calamity, preventing the farmers, who live far back in the country, from getting to the different markets with their produce. In fact all, both Canadians and emigrants, after the first year, do not wish for mild winters, as they are less favourable to health and business than fine frosty weather, accompanied with plenty of snow.



In general we pay far greater attention to proper clothing than is done at home, wearing stout fear-noughts, &c. this pervades all ranks, even the Indian observes it, and rarely appears, at least, to suffer from the most severe weather, which it should be observed is generally dry, seldom taking cold; if the feet and head are kept warm, all goes on well; fur caps are much worn in winter, being better adapted than hats, and may be had near 100 per cent. cheaper here than in Canada; 10 dollars is the usual price of a good cap. The, air though much colder than in this country, being dry and deprived of its moistness by congelation, has less effect on the human body than moister air, although many degrees warmer.

Numbers of Americans living in the Upper Province, with whom I have often conversed, consider it as mild even at Kingston, 180 miles lower than York to the north-east, as it is at Albany and Schenaetady, between which there is a difference of near 3 degrees of latitude. Persons in England are often deceived in reference to latitude. I was recently informed by a gentleman who has been 33 years in the extreme of the north-west part of the Hudson's Bay territory, that the side of a sheet of water next the pole is always warmer than that next the equinoctial; from which, and from my own observations, I conceive the climate of Upper Canada favorable to health and longevity, if due regard is paid to insure them.

Salt springs are found in all directions at the head of lake Ontario, and a valuable one has recently been discovered at Hallowell, in the mid-land district; these

advantages, I am sorry to state, are made but little available from the great want of enterprize and capital, most of the salt consumed being procured from the United States. This subject loudly demands the attention of persons possessing means; the salt averages from 13s. 3d. to 15s. Halifax currency per barrrel; some thousands of barrels are annually sold in York, all of which ought to be manufactured on the British side, as we pay for it in ready cash.

#### SOIL.

The soil is quite as various as in England, in many parts a brown clay and loam, with a portion of marle, on the shores of lakes Erie and Ontario, a rich alluvial often prevails; the western part of Upper Canada is decidedly the finest portion of British America that I have seen, particularly along the sides of Dundas Street, for 30 or 40 miles on both sides of the road; it is also particularly fine about Ancaster, Dundas, Hamilton up to Brantford, Flambro-west, and all the way up to the township of Guelph, being well cultivated, affording good society, and tolerable roads; all this extensive tract of country will produce wheat crops, I think better in quantity, and more abundant than the opposite shores of Ohio, and Michigan, and is not behind Pensylvania in productiveness, although a much older state, the land in Canada lying rather higher from the lake.

The wheat grown in London district has obtained a good character in the markets of Quebec and

Montreal, immense tracts of the finest rich land in the province round this neighbourhood belongs to the Canada company, the greatest part of which has been surveyed and laid out in lots for sale.

#### GAME.

Deer abound in the woods, all persons capable and willing to hunt them do so, there being no game laws. In the western districts, great quantities of venison is annually killed, the hind quarters of which are preserved and sent to York in the sleighing season. Bears, wolves, and foxes are not so numerous as to be troublesome; the flesh and skins of the first of these are valuable, and the reward paid for the scalps of the wolves, on producing them before a Magistrate, which was raised last session, I believe, from 1 to 2*l.* per head, tend to keep them under.

Pheasants, in some parts, are numerous, they are not like the English bird in size or plumage, but equal in point of flavour. Quails are very numerous, and larger than ours; these are frequently called partridges, though decidedly not so.

Pigeons are so numerous as to be irksome to English sportsmen, who soon loose their zest for that amusement, many persons killing hundreds of them in a day. I have seen flocks that appeared to extend for some miles, literally darkening the atmosphere in passing, which they invariably did in one direction.

Wild-fowl, turkies, geese, and ducks abound throughout the country, the Rice lake near York is

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alive with them and seals; in the low grounds and borders of the woods, snipes and woodcocks are plentiful, I have known one gentleman bag twenty couple in a day: the woodcock is smaller and not so fine as the British.

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The lakes teem with white fish, salmon, trout, sturgeon, musquenonge, white and black bass, pickerill, eels, and herrings in vast quantities, salmon and white fish are delicious, particularly the latter, I know no fish in Britain that surpass it; the herrings we only use fresh, but if some fisherman could be induced to go by using English salt, they would find plenty of employment upon the lakes for six months in the year, with sufficient leisure to catch and cure the fish, and as we have a large catholic population in and near York, that alone should induce them to make the attempt; or, if they hired themselves to the masters of schooners on the lakes, they could earn from 14 to 20 dollars per month, and well provided.

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Apples are in every variety superior, when carefully raised, to the English; pears not so good, plums, cherries, mostly of the Kentish kind; peaches are so plentiful, the very hogs feed upon them; the peach trees are all standards, but so little care is taken of them, that it is not possible to imagine to what extent

they might be improved. Grapes grow in the Niagara district, but are inferior; gooseberries, currants, and raspberries grow wild in great quantities, and in the season wild pigeons feed upon them.

#### TREES.

It may be useful to the emigrant to know that the quality of the land may be safely judged of from the timber upon it, generally oak, maple, beech, ash, black walnut, hickory, bass-wood, cherry, cedar, elm, birch, pine, and many more that I took no particular notice of. Upon good land the whole tribe of hard woods are invariably met with, on inferior the scrub oak and pine. From the sugar maple-tree, which is very general all over the country, it is the common practice of most farmers to make sufficient sugar for their own use, and considerable quantities are sent to market at about  $3\frac{1}{2}d.$  per lb. Many of the cedar swamps, where the cedars are not stunted, and are intermingled with ash of large growth, contain soil of the richest quality, and are calculated for the finest hemp grounds in the world. The soil and growth of timber upon the immediate banks of the rivers and lakes, is inferior to that of the country further back.

“The land may be completely cleared and fenced at the rate of  $3l. 10s.$  per acre; however, if the quantity is large, and the work contracted for, the cost will not be so great. Farm-labourers, if hired by the day, receive from  $3s.$  to  $4s. 6d.$  exclusive of board. A man's wages are  $3l.$  per month, besides board; but if he is hired

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by the year, he receives less in proportion. Women servants can hardly be procured, and they generally receive 18s. or a guinea a month. A moderately good horse costs from 12*l.* to 20*l.*; a yoke of oxen the same sum; a cow from 3*l.* to 5*l.*; a sheep 4*s.* 6*d.*; a large sow 2*l.*; and other domestic animals in proportion. Wheat averages 5*s.* a bushel; rye 4*s.*; oats 1*s.* 10*d.*; buck-wheat 3*s.*; Indian corn 3*s.*; potatoes 2*s.*; apples 2*s.* 6*d.*; hay, per ton, 2*l.* Farms are frequently rented upon shares. The tenant is furnished with horses, oxen, and agricultural utensils by the owner, who receives one-third or one-half of the whole produce, as may have been agreed upon. It is therefore the interest of both parties that as much land as possible should be laid down in crop."

"Notwithstanding the quantity of labour necessary in clearing a piece of land, the first crop seldom fails to afford a return, more than sufficient to repay all that has been expended. The clearing, fencing, sowing, harrowing, and harvesting will cost about 5*l.* 5*s.* per acre. The produce is usually about 25 bushels of wheat, which on an average is worth 6*l.* 5*s.* After the land has been in crop, its cultivation becomes much less expensive. The cost of putting in a second crop (ploughing being then necessary,) will not exceed 2*l.* per acre, while the produce will amount to perhaps 35 or 40 bushels."

## CHAPTER II.

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THE inhabited part of Upper Canada extends along the shores of the river St. Lawrence and the lakes Ontario and Erie, from the Lower Canada boundary line, and the Ottawa river, to the Detroit river, and lake St. Clair, a distance exceeding 500 miles. This space is divided into 11 districts, *viz.* the Ottawa, Eastern, Johnston, Bathurst, Midland, Newcastle, Home, Niagara, London, and Western. These districts are subdivided into counties and townships. The townships containing generally about ten miles square, or 64,000 acres, and are further divided into concessions, by lines running parallel to the river, lake or settled townships, which is called the front, the concessions are subdivided into lots, by lines running from front to rear of the township, which by the intersection of these lines, generally at right angles, is thus laid out into a diagram. In the original survey and allotment of these townships, every seventh lot was reserved for the use of his Majesty, and the lots

so reserved are known in the province by the name of the Crown Reserves, and another seventh was reserved for the support of a Protestant Clergy, which are known by the name of the Clergy Reserves. These reserves are generally in detached lots, or separate farms, containing 200 acres each; but in some of the townships, in the western part of the province, the two-sevenths of the land reserved for his Majesty, instead of being so taken in detached lots, were laid out in blocks, or masses of lots, contiguous to each other, and containing from 2,000 to 10,000 acres. In a few cases where several townships have been surveyed without any such lots or blocks being reserved, larger blocks are marked out in their vicinity, containing from 12,000 to 40,000 acres.

The Eastern, Ottawa, Johnston, and Bathurst districts have been long laid out, being nearest to the lower province; and the Niagara district, from its contiguity to the United States, are the best settled parts of the province. The Newcastle, Home, Gore, and London districts, from the easy access of communication now opened with the other parts of the province, are rapidly settling, and from the climate being milder, and the soil much superior in the western parts of the province, it is greatly to the advantage of emigrants to settle to the west of York.

There are many very fine and flourishing towns and villages interspersed throughout the country, of which I shall endeavour to give a general description, commencing with the capital of the province.



## YORK.

This town is very beautifully situated near the head of lake Ontario, and in the very centre of the upper province, and from its being the seat of government, and the place where the legislature hold their sittings, it may justly be termed a flourishing town, and has a good harbour; at which all the large steam-boats navigating lake Ontario stop on their way to the head of the lake, with a fleet of schooners. But little can be said of its strength as a military port, its best security is the general satisfaction all parties feel in their present governor, than whom none have been so popular, having effected a hundred-fold more substantial good to the province in his short administration, than was done in the former; he has rigorously opposed land granting, and the old system of favouritism that bid fair to make all dissatisfied, and look to the republic opposite.

The streets are laid out at right angles, and no more wooden buildings are allowed in the best part of the town. There is an excellent light-house on the island, opposite to York, at Gibraltar point, and it is admitted by all writers and persons who visit York, that no town in either provinces have increased in the rapid manner this has done. Six weekly papers are edited; the merchants stores are many of them handsome brick buildings. In no town in Canada have the different tradesmen been more successful; failures are of rare occurrence, general prosperity seeming to pervade all ranks. In the summer season

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numerous visitors from the States enliven the place, the two principal Inns being mostly crowded with company. In winter, the Parliament being held there, naturally occasions a great influx of persons.

The best comment will be to compare the present condition of the whole Home District with what it was ten years since, the population in 1829, was according to the returns, 9,380, and in 1830, 28,560; the town of York alone contained only 1,176 persons, in 1829, 2,511; up to April, 1830, 2,860. The accuracy of the last return, from the constant influx during all last year of emigrants, I can place little reliance; it was generally computed by most persons I enquired of, previous to my leaving, that the population in and near the town, was little short of 5,000, so many having settled within the last 12 months. 100*l*. is raised annually for a Police tax, and to support a fire-engine; fires, considering the number of wooden buildings, do not often occur.

Water in the town is not generally good from the wells, but excellent from the bay which runs up to the town, most well water being to a certain extent brackish and impregnated with limestone, which strangers instantly perceive; this may easily be remedied by boiling, and all emigrants should use this precaution; in most parts I consider the water perfectly good.

The lands in the immediate vicinity of York, are, in my opinion, exorbitantly high, being chiefly in private hands, who will not sell at par; nor do I consider the land for 5 miles round York by any means desirable, 6 acre lots near the town are selling at 150*l*.

and town lots of  $\frac{1}{4}$  acre, in a good situation, now fetches from 60 to 100*l.*, consequently, rents are as dear as in the city of London. One main cause is, the land on which much of the town is built belongs to the church, and they only let on building leases, a frontage of 23 feet by 80 feet, pays a ground rent of 17*l.* 10*s.* and is one reason that it did not progress faster, till it was certain, from great improvement going forward. Good lodging-houses are much wanted, and if some spirited innkeepers were to go from England, it must answer their purpose.

The society in York is equal to any provincial town in Britain, and on Sundays the different congregations present as gay an appearance as in this country, both as regards fashion, handsome carriages, and attendance of servants; who, by the bye, bad as they are, even there, are full fifty per cent. better than in New York, or any part of the states I ever visited. The place is well supplied with ministers of most denominations, Episcopalian, Roman Catholics, both of whom have bishops frequently residing in town; Presbyterians, Methodists, and Independents.

A College has recently been established in York, called the Upper Canada College, its object is to prepare youth in every branch of classical education for a university, which it is proposed to establish as soon as the wants of the province require it; the charter has been granted, and there are lands set apart by the Crown for its endowment. This establishment has for its object, affording the means of education in every branch of literature and science; so that the inhabitants

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of Upper Canada, who are desirous of bringing up their children to any of the liberal professions, may do so without incurring the expense of sending them out of the province. No religious tests are required of the students, and every facility is afforded, by putting the annual expense very low, to render it as open to all persons as possible.

Every advantage may reasonably be expected from this university, and it certainly removes a serious difficulty, from the mind of every thinking father of a family, who otherwise desirous of emigrating, might pause from a fear, that he would thereby be depriving his children of the opportunity of obtaining that inestimable advantage, a good education.

It may very naturally be asked, what opening is there for young men to establish themselves in life, after their education is completed; in answering this question, the readiest mode will be to take a short glance at the state of the various professions, and general occupations in the country, independent of farming and mechanics.

The church establishment is at present chiefly supported by the Society for the propagation of the Gospel in foreign parts, and the Society for promoting Christian Knowledge, for although a certain part of the crown lands are set apart for the maintenance and support of a protestant clergy, the revenue yet derived from this is very small, and wholly inadequate to the object in view. The number of clergymen at present, is not at all calculated for a population extended over so large a surface, and would the funds, applicable to

their support permit, a much larger number might be well employed. The stipend to each clergyman is not more than sufficient for a respectable maintenance, and the allowance varying with the importance of the situation, from 100*l.* to 200 and 300*l.* per annum.

The life of a medical man in Upper Canada is generally one of a great labour, the practice requiring a good deal of travelling, as will appear to every person who takes into consideration how widely the population is spread in this new country ; but in towns the case is different, and respectable practitioners there meet with ample support. By a provincial statute there is a medical board appointed, by whom all persons desirous of obtaining a licence to practice are examined, and on the favourable report of the candidate's qualification, the governor issues a licence.

The profession of the law is more followed than either of the foregoing, and many have succeeded in its pursuits. Every practitioner is at present both barrister and attorney, although many objections are found to this union, and the question of dividing them is now in agitation. In order to be admitted as an attorney, it is necessary to study for five years, under articles with some one in actual practice ; and in other respects, the admission is precisely under the same rules and regulations as in England. Barristers, on the other hand, are admitted after complying with the regulations established by the law society, which is a corporation established by the provincial parliament, and consists of an indefinite number of benchers, by whom, at their convocation in term, all bye-laws and

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other matters relating to the society are managed. Students are required to have their names five years on the books of the society, pass an examination on entering their names as to their general qualifications, and on being called to the bar, as to their legal attainments; they are also required to keep a certain number of terms at York, and to pay different fees amounting to upwards of 30*l*. The society have lately built a hall, and have a valuable library, to which all its members have free access.

There is a provincial bank chartered by Act of Parliament, of which branches are established at Cobourg, Kingston, and Niagara, but there is still a great want of more establishments of this kind through Canada, which would certainly answer. The interest paid by the bank to the stockholder is 6 per cent, and the division of profits at the year's end has never been less than 2 per cent more: the mode of obtaining loans is very easy. Promissory notes are sent in on Wednesday, and examined by the committee; every note is required to have two endorsers, and no less amount than 100 dollars, or 25*l*. is discounted.

In addition to the general improvements in York since I left, I find by the Provincial Papers, that the inhabitants have determined on building a new episcopal church, for which about 5,000*l*. have been voted by the Provincial Parliament.

In passing from the Lower Province upwards to the capital York, many good towns present themselves in the line of communication, among which are Cornwall,

Brockville, and Prescott, at which town most travellers take the steam boats for York, on the head of the lake. The fares for cabin passengers are to Niagara and York, 50s. with an excellent table; wine is an extra. The next town on the route, is

#### KINGSTON.

It is perhaps the finest built town in the Province, and is well situated on the north side of the Saint Lawrence, it was founded in 1783, and now presents a front of nearly  $\frac{1}{4}$  of a mile; in 1826, by census, its population appeared 3,523, but has greatly increased since it was taken, this did not include the troops of the garrison; the streets are regular, but not paved, and like most towns in America, running at right angles. The houses are well built, and chiefly of stone, and present an idea of more comfort than any town in the Upper Province, with little taste as to architectural design or beauty. The public buildings are, a government house, court house, a protestant and catholic church, a gaol and hospital, besides the garrison, block houses, &c. This town has risen considerably in mercantile importance within a few years, strong hopes being entertained, and endeavours having recently been made to induce the Imperial Parliament to remove the seat of government from York to Kingston, an idea which now appears totally abandoned. The first week in April, Kingston is all bustle for the spring trade, which continues till late in Autumn, during which period vast numbers of schooners from 80 to

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150 tons, which navigate the lakes, frequent this port; the steam-boats also add much to its animation. The Rideau Canal, when completed, will give a further consequence to it. The harbour is represented as well sheltered, with good anchorage for vessels not requiring more than 3 fathoms of water, defended by two batteries, and a shoal stretching from Missisaga Point, with but 5 feet water upon it. Opposite to the town is Navy Bay.

Point Henry is the principal depôt on lake Ontario. On the western side are the dockyards, storehouses, slips for building ships of war, &c. Here was, at an immense cost, built the St. Lawrence, a first-rate, mounting 102 guns, but it is now rotting on the stocks in an unfinished state; this proves what may be effected, should occasion require it.

The land about Kingston is very inferior, full of stones and rocks, but good land may be found a few miles from it, particularly about the Bay of Quinté; the trade of Kingston cannot now compare with York, and this one circumstance may suffice—rents are full 30 per cent. lower, and more empty houses to be found. The bulk of the inhabitants are Irish, Scotch, and Americans.

#### GANNANOQUE.

is a thriving village near Kingston, depending on the enterprising proprietors of the mills and machinery, erected on a river of the same name, which in this place has a fall of 21 feet, and is a powerful and



permanent stream. Messrs. J. and C. Macdonald's saw-mill prepares vast quantities of lumber for domestic consumption, and for the Montreal and European markets; one of their grist mills, with two run of stones, grinds for the farmers; the other, with four run, in almost constant operation, grinds flour for the Lower Canada and foreign markets. Last year they floured 25,000 barrels, being the greatest quantity ever ground at any one establishment in the Province in the same given time. So high a character does the brand of their mills bear, that the merchants below purchase their flour readily without inspection. Two of their mill-stones they had from Utica, and two from Rochester. The York factory had not then commenced. Messrs M. appear to have introduced perfect order and system into their establishments. They allow no whiskey to be manufactured by their people; they sell no ardent spirits in their stores, yet seem to sustain no inconvenience from the singular course they have adopted in this respect. They have a tannery near, also a pair factory on a large scale, where they make a pair in 8 or 10 minutes, from the staves to the hoops and handle. Messrs M. employ a great number of people; I found not less than 20 coopers at work for them. Their grist mill machinery, when in full operation, is a curious and interesting sight. Stowed away in the mill now there are not less than 3,000 barrels flour. They have extensive wharfs below their mills, to which the largest steam-boats have easy access. Among other manufactories, there is here a bowl or wooden-dish factory, and the great

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water power enjoyed in this spot, added to its proximity  
 to the St. Lawrence, will doubtless increase, before  
 long, the number of its handicraftsmen.

#### BROCKVILLE.

This may be termed, with much propriety, the  
 village of palaces, the Hague of Upper Canada, for it  
 far outvies all the other towns in the province, in the  
 elegance of the workmanship and the substantial cha-  
 racter of the buildings. The uneven nature of the  
 ground adds much to the grandeur of the view as you  
 approach it, from either side, whether by land or the  
 river. The court-house, churches, spires, &c. produce  
 excellent effect. Judge Jonas Jones has here accumu-  
 lated a considerable property. He has turned aside  
 the practice of the law, and commenced the purchase  
 and sale of wheat. He sold 18,000 bushels in Mon-  
 treal—some of it at 5s. and the rest at 4s. 9d.  
 Brockville supports one Newspaper, the Recorder, a  
 journal long and ably conducted by William Buell,  
 Esq. one of the county members.

On a heavy stream, nine miles above Brockville,  
 Mr. Charles Jones has built a large and handsome  
 flouring mill, with other erections.—This is a wild and  
 very romantic spot, well worthy the attention of the  
 traveller.

#### BELLEVILLE.

This village, the capital of the county of Hastings,  
 exhibits pleasing signs of the march of improvement so

general in the colony. I understand that not less than 100,000 bushels of wheat is held to be the current year's export from thence. Not long ago it hardly raised enough to support the population in the neighbourhood. Belleville has a Newspaper, the property of Lieut.-Col. Samson, one of the county members, Mr. Clark and Baldwin of the Toronto Steamer.

#### PORT HOPE.

Within the last few years, this village (built in a valley, and on the sides of two steep hills, at the foot of which flows the waters of the Hope, otherwise called Smith's Creek,) has had some handsome and extensive buildings erected. There are three churches in the village and environs. There is a newspaper published weekly in Port Hope.

#### COBOURG.

This is a very fine and flourishing village, in which many half-pay officers of his Majesty's Army and Navy are comfortably settled. Henry's mills, and the estate adjoining, have been purchased by Mr. Ham of Bath, for 6,000*l*. Mr. Henry retires from business. It is said in Cobourg, that the Court-house, at the village of Amherst, is about to be annexed to Cobourg, to be called Cobourg Court-house, and a representative given to the tract of territory in the provincial

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legislature. The Methodist Seminary is to be built on a rising ground, behind Cobourg, in a pleasant and healthy situation. If the Episcopalian college send a member to the Assembly, the Methodists at Cobourg ought to be allowed a like privilege. Cobourg is a handsome and thriving place. Has its stores in abundance; its post-office; printing-office, with a newspaper; its churches; chapels; wharf; lawyers; blacksmiths; inns and inn-keepers; hatters, shoemakers, and every other convenience which a wealthy grain-purchasing, money-making generation could desire. The Court-house is a massy structure of blue free-stone, very strong, and in good taste. Mr. George S. Boulton has built himself an elegant mansion, on a rising ground, below the village.

#### PETERBOROUGH.

This is a settlement formed in the township of Monaghan, by Irish paupers, who were located in 1823, under the superintendence of the Hon. Peter Robinson, at the expense of government, from the reports of all parties who have examined it, it is in a flourishing condition, and though the settlers were of the poorest class, still they have generally succeeded.

The great objection to this mode of emigration is, that it cost for a settler, his wife and children, 110*l.* near 22*l.* for each individual, far too much to expend on one family, unless a certain return can be insured to the government, even then, I do not see the propriety

of giving land and advancing money at this rate, when half the sum is fully adequate to accomplish all that is required to render the same number comfortable.

On Yonge street road, near York, many eligible spots offer for farmers with small capital, leading to Gwilliambury and Newmarket, distant about 30 miles; on the whole length of this road are pleasant villages at a few miles distance—one has recently been established at Thorn Hill, by the perseverance of Henry Thorn, Esq. who planted a tannery, and last year erected a grist mill, at the cost of upwards of 2,000*l.*; and in the same neighbourhood are some most respectable farmers from near Bristol, who are all doing well.

#### DUNDAS

Is 42 miles up the road from York, and is a thriving village, from its connection with Burlington Bay, it bids fair to become an important place at no distant period; it lies in the direct road to the Canada Company's lands; the land is particularly good in this part, and is thickly inhabited; has an excellent tavern, kept by a Mr. Jones, from Birmingham, and no traveller, desirous of comfort, if near night-time, should pass his door, a good inn being a perfect *rara-avis*. Three miles further is the pleasant village of

#### ANCASTER.

The situation picturesque, and offers advantages to emigrants from its proximity to Hamilton. At the head

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of the lake, it has a good frame church, and a worthy preacher, the Reverend Mr. Shead, a Scotch presbyterian; it contains about 500 inhabitants, many of whom are Scotch, and a kinder-hearted race is not to be found; few travellers, from any country, ever pass the hospitable log-house of Matthew Crooks, if they want to gather information of the country.

#### BRANTFORD

Is the next village, and is a most delightful spot, is admirably adapted for flock and grazing farms; the land is at present chiefly in the possession of the tribes of Indians, of which John Brant is chief. No part of Upper Canada pleased me more than the ride through this township to Burford, and the Oxford and Westminster districts. Mr. Brant is returned to the House of Assembly this session, and is the first Indian who ever took his seat. There are very extensive mills, good stores, and an Episcopal church in the village, the greater part of the inhabitants are Americans, and some hundred Indians are living in and about the village, most of whom have large quantities of land, which they will lease out on advantageous terms.

#### GUELPH.

This town has been laid out by the Canada Company in the Gore district, on a branch of the Ouse, or grand river of Lake Erie, called the river Speed, which is a considerable stream, with falls in the vicinity

of the town sufficient to afford sites for fifteen or twenty mills. Lime-stone, easily quarred, and which makes excellent lime, is found in the immediate vicinity of these falls, and clay well adapted for making bricks is plentiful; the land is covered with heavy timber, so that all materials for building are abundant. The operation of clearing the ground for the town plot was commenced on the 23d of April, 1827; the first building erected, was a large house for the reception of settlers on their arrival; a stone building for a school-house has been erected, and sites for churches and burying-grounds given gratuitously to congregations applying for the same. As a further inducement to early settlers, the price at first fixed for town lots, of a quarter of an acre each, was 20 dollars, with the privilege to purchasers to take up farms in the vicinity, of 50 acres each, at 7s. 6d. currency, or  $1\frac{1}{2}$  dollar per acre. These prices were subsequently raised, first to 30 dollars, and then to 40 dollars for town lots; and from 15s. to 40s. per acre for farm lots.

The Company have opened roads, at their expense, to the various townships around; and one main road is now in operation from Guelph to Dundas, 24 miles, which latter place will become the depot for all grain raised in the back townships, fetching with the mere difference of carriage, as high a price there and at Flamborough, which is 20 miles distant from Guelph, as at York, where it is shipped for the Montreal market. Upwards of 200 houses are now built; a first-rate stone grist mill will be in

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operation in January, 1831; there are several taverns,  
 where board and lodging may be procured on moderate  
 terms, and tradesmen of most descriptions are among  
 its inhabitants; they amount to about 800.

Settlers, with capital, who prefer establishing them-  
 selves on land, on which partial clearings have been  
 made, and log-houses erected, will generally find lots  
 with such improvements, for sale. This arises from  
 persons going originally in very destitute circumstances,  
 or rather dependent on the Company's assistance,  
 who, having succeeded on their lots, are willing to sell  
 their land, with a reasonable profit, to new comers, at  
 from 4 to 6 dollars, with the improvements on the  
 same, houses, barns, &c. These individuals generally  
 remove further westward, having acquired sufficient  
 knowledge of the country, and purchase on the Huron  
 tract, which is equal in quality, at from 7s. 6d. to  
 10s. per acre.

Persons possessing small capitals will find Guelph  
 one of the most desirable parts of the colony to fix  
 themselves, especially if they have large families.  
 100l. on arrival at the spot, will enable an industrious  
 person to support his family, because, in purchasing  
 land, one-fifth only is required to be paid down, and  
 the remainder, with the advantage of having roads and  
 a good market within 24 miles, can be made off the  
 farm in time to meet the instalments, and in no one  
 instance have the Company, since its formation, had  
 occasion to resort to compulsion for any arrears.



When it is considered that in 1827, Guelph was a forest, and that in 1831, it contains near 800 inhabitants, with about 1600 acres of cultivated land, an excellent mill, erected at the cost of 2000*l.* places of worship, and most of the necessary accommodations to be found in English villages, it presents to the future emigrants from Britain, all that rational chance of success and comfort which could hardly have been anticipated.

#### GODERICH.

This town has been also laid out by the Canada Company, and is situated at the confluence of the river Maitland with lake Huron, which promises, from its local advantages, to become one of the most important and flourishing settlements in the Province.

A considerable number of enterprising colonists, and among them many possessed of capital, have this season sold their old cultivated farms on Yonge street, near York, and proceeded to the neighbourhood of Goderich, where there is a grist-mill, saw-mill, brick-kiln, tavern, &c. considerable quantity of land has been recently taken up by them; with this party are several old American settlers, who have been 15 and 20 years in the Province, which is a strong proof of the goodness both of soil and situation, they being, from experience, the best judges. The harbour, the only one on the Canadian side of the lake, is capable of containing vessels of the burthen of 200 tons; it has been established as a port of entry,

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which will ensure to the inhabitants a great share of the trade with the upper countries, and their opposite neighbours in the new settlements in the United States.

The scenery on the river Maitland has been described as more like English than any other in America. There is abundance of brick-earth and potters' clay, in every direction round the town.

Building lots of a quarter of an acre sell at 20 dollars, unless in extraordinary situations; and farms, in the vicinity, are selling at 7s. 6d. per acre.

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The establishments at Goderich have been formed by the Company, principally to afford facilities, encouragement and protection to settlers, who may be disposed to purchase and improve the adjoining lands. The communications with the town is by the road now finishing by the Company, as well as by navigating Lake Erie, the River Detroit, the Lake, and River St. Clair, and Lake Huron, which route, although it is circuitous, and on the map appears formidable, may yet, in steam vessels, be passed in four or five days, from Port Erie, or Buffalo, or the Welland Canal to Maitland Harbour. By the side of the lake is Port Talbot, Amherstburgh, and Sandwich, the latter is now become a town of considerable trade since the tariff was imposed by the Americans; it lies exactly opposite Detroit in the Michigan territory, from whence the merchants cross and purchase such British goods as they want; notwithstanding the vigilance of the officers, they smuggle quantities from our side. It is a fine salubrious part of the country, and the winter months not

so severe as in the eastern parts of the province. It is 250 miles from York.

#### NIAGARA

Is a town in which considerable business is transacted, from lying opposite an American settlement; it has a garrison and fort, and about 1700 inhabitants, and a strong military detachment, which adds greatly to its activity. The steam-boats run to Niagara. It was destroyed by the American army under general M'Clure, in 1813, but has risen rapidly, and is a thriving village; has a market once a week; the climate is favourable to fruit, the finest peaches in the Upper Province are grown there, and sent by steamers daily to York, and large quantities of cider and white fish.

#### QUEENSTON.

The next town lies 7 miles distant from Niagara, at the bottom of the romantic heights to which the village gives its name, and at the northern extremity of the portage from the falls. In the village is a church, court-house, and government stores, and a population of nearly 500 inhabitants; it was here General Brock fell, a handsome stone column is erected to his memory; the surrounding country is very beautiful and fields well till'd, commanding an extensive view of the state of New York.

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### CHAPTER III.

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THE Canada Company was incorporated by Act of Parliament and Royal Charter, in 1826, for the purpose of purchasing, holding, improving, clearing, settling, and disposing of waste and other lands in the province of Upper Canada ; for opening, making, improving, and maintaining roads and other internal communications for the benefit thereof, &c.

The objects of the Company are of the highest importance, both to the present welfare and to the future prosperity of Upper Canada, and cannot fail, with judicious management, to produce very ample returns to the share-holders. The original contract with his Majesty's government, was for the whole of the Crown Reserves, and half of the Clergy Reserves ; but, in consequence of some difficulty relative to the Clergy Reserves, the Company agreed to take one million acres of land in lieu of those Reserves.

The Company therefore selected out of the land belonging to the crown, on the south-east shore of Lake Huron, a tract of one million of acres, called the *Huron Tract*, and in the survey of which no land is to be reserved for the Crown or the Clergy. The inhabitants of this Tract are thus exempt from an inconvenience much complained of by settlers in other parts of the Province—that of their farms being separated from each other by Reserves, and other grants of land which remained unoccupied and uncleared, forming an impediment to the continuous settlement of the country, until they acquired value from the labours of the settlers around them, and from the increase of population, which the existence of such Reserves and grants of lands remaining unsettled had greatly contributed to check. On the contrary, the whole of the land in the Huron Tract is at once open to unimpeded and continuous settlement; and in addition to the expenses which the Company may incur for the improvement of their own property, they are authorized, under the contract, to expend 45,000*l.* of the purchase-money in such public improvements, within the Tract, as shall be approved by the Provincial Government, or the Secretary of State for the Colonial Department.

The Tract was explored previously to the selection being made, and the reports which were received from the parties on that mission, are of the most satisfactory nature.

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It is bounded on the west by Lake Huron, along which it runs for nearly sixty miles, having within its limits one considerable river, at the mouth of which is a good harbour; another river which may probably be rendered navigable, and numerous creeks and streamlets, many of which are large enough, and have falls sufficient to drive mills or machinery of any description. On the south it is bounded by the townships of Zorra, Nissouri, London, and Lobo, all in the London district, which townships are partly settled, and in which the Company have above 250 lots of Reserves for sale. On the south-east it communicates with two considerable blocks, situated in the township of Wilmot, containing 30,000 acres, only twelve miles distant from the Guelph township, and connected therewith by roads already opened through the intervening township of Waterloo, which is an old and populous settlement.

The most unqualified praise is given by all the exploring party, without exception, in regard to the soil. One of the gentleman states, "I have already adverted to the nature and fertility of the soil, and I think I may be justified in adding, that such is the general excellence of the land, that if ordinary care be taken to give each lot no more than its own share of any small swamp in the vicinity, it would be difficult, if not impossible, to find 200 acres together in the whole Tract, which would make a bad farm. Although the land may be capable of raising any kind of produce usual in that country, yet some spots are more peculiarly advantageous for particular crops.

For instance, the black ash swales (a kind of swamp) make the best ground for hemp, as, by the scouring effect of two or three crops of it, the ground will be made more fit for the raising of wheat, for which in the original state it is too strong. The rich meadows by the side of the rivers, more especially such as are annually overflowed, are ready, without further preparation, for tobacco, hemp, and flax. The lower meadows, and meadows adjoining to Beaver Dams, which are abundant, produce at this moment, enormous quantities of natural hay and pasture: and the rest of the land, for the production of potatoes, Indian corn, wheat, and other grain, is at least equal, if not superior, to any other land in the Canadas. Independent of the swamps, the timber on the land is very soon described. The sugar maple is the principal growth, and the size and height which it as well as the other trees attains, sufficiently evince the strength and power of the soil: next to this comes the beech, elm, and bass-wood, in various proportions; in some instances, the beech and elm predominate over the maple, but this is rare. Near the streams the hemlock is found, and interspersed through the whole is the cherry, butter-nut, the different species of oak, and the birch."

Another gentleman states, "As far as I have explored the territory, and as far as I could learn from the different other explorings, I have to say, my impression is, that there is not a better tract of land, if there is any equal, of the same extent, in the Province of Upper Canada. It is watered with a variety of

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streams, which are not like the slow-moving, dull, stagnant ones in some other parts of the Province, but are swift, and in some places rapid; which will tend greatly to the salubrity of the climate, as well as to other invaluable benefits, when the land becomes settled, from their being suitable for hydraulic purposes. The soil is always judged of by the timber that grows upon it; when that consists of maple, beech, bass-wood, and cherry, the land is considered very good; but if the maple and bass-wood are the most prevailing, it is considered of superior quality."

A third says, "In passing through the country, I have found the timber (stating that first of which there is the greatest quantity, and the rest in the same order,) to be maple, elm, beech, and bass-wood. There are others in less quantity, *viz.* hemlock, butter-nut, black ash, white ash, soft maple, white oak, hickory, and pine. The soil in general is a black loam, sometimes with a proportion of sand, the sub-soil clay with a mixture of sand; there are very few stones, except in the beds of the rivers and creeks, and that principally lime-stone. The banks along the shore of the lake have rather a forbidding appearance, when viewed from the water, being clothed with cedar and hemlock to their bases; but as soon as you arrive at the summit of their slopes, the good land, clothed with the hard timber before mentioned, makes its appearance. In scaling the shore, we took opportunities of going into the interior, and in all cases found the land good."

It will be found on examining the map of Upper Canada, published by the company, that they possess



lands in almost every township of the province, exclusive of the Huron tract, and other large blocks. From which it may be safely asserted, that they have, at their disposal, a most valuable portion of the country, and from its being scattered through every possible variety of soil, timber, &c. which the government had to offer, cannot fail of meeting the views of associations of settlers, as well as of every class of enterprising and industrious emigrants. The detached lots of Crown Reserves, being each as a separate property, of little value to justify or remunerate expensive preparations by the Company for improvement and settlement, are offered for sale in their present condition. Those in townships already inhabited, will be suitable purchases for persons desirous to locate themselves in old settlements, or near their friends already settled, or for settlers already located, who may wish to add to their property; while some of the smaller blocks may suit capitalists desirous to possess estates of greater extent than separate farms of 200 acres. The facilities afforded by the Company for the improvement and settlement of these detached lots and smaller blocks are limited to contributions for objects of public and general advantage, such as roads, bridges, &c. to several of which considerable donations have been given.

The Company's lands, after seven years experience, are now found to be a good investment, so much so, that the government would gladly take the bargain off their hands. They have sold, since the commencement of their operations in 1827, about 177,906 acres,

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the particulars of which, the prices obtained, and the statement of the Company's affairs up to December, 1830, will be found in the Appendix, No. I. I have been favoured by one of the proprietors of the Company's stock, with a copy of an estimate of the probable results of the Company's speculation to the year 1835; supposing the sales of land to be this year, 80,000 acres; in 1832, 100,000 acres, and in 1833, 4, and 5, 120,000 acres. This statement shews so manifestly the great advantages which the Company presents to parties who wish for a secure and profitable investment for their capital, that I am induced to publish some extracts from it, which will be found in the Appendix, No II.

To the small English farmer, the Company offer peculiar advantages, from the liberal credit allowed to all industrious honest settlers. Another strong inducement is, they make all the principal roads at their own cost, a privilege, common settlers, who plant themselves all over this vast country, do not enjoy, unless at their own expense and trouble; and only those who have travelled what are admitted to be bad roads, in Canada, can form any idea of what they actually are; it gives an additional value to land, which is duly appreciated by those who know the country. To the flock farmers of Norfolk and Suffolk, the Huron tract offers advantages, that I would particularly call their attention to, but in regard to the value of wool, I would not mislead them, for until the Rideau Canal is completed, that part of their produce cannot be sent to England; nor do I conceive

that it will prove an article of importance, unless they send it to the United States, who it should be known, have been large buyers in the English markets this season; and as we know exactly what kind they want, it would be much easier to raise it in Upper Canada, than in England, subject to the great difference of rent, &c. The chief wools they have purchased, are Kentish, Leicester, and half-bred wools, the fine, or German, they grow very superior to any thing I ever saw in Britain; but no combing wool, or indeed any that is well adapted for yarn, used in making an article called sattinet. The carcass pays well at this time, and I will undertake to prove, no country on the whole continent of America, is so scantily supplied with mutton as Upper Canada.

The Company are selling excellent tracts of fine land, at from 7*s.* 6*d.* to 10*s.* per acre, and any intelligent person may see from the map, the facility of getting their cattle to market, nor do I know any thing to prevent the Canadian farmer sending pork, beef, &c. in ten-fold quantities, to what they have ever hitherto done to Montreal, the Lower Canada merchants make it a common practice, to employ agents, in the United States, Ohio, and round Rochester, to buy up for them, large quantities of pork, &c. all this may fairly be attributed to want of capital and enterprize, on the part of the Canadian farmer. The judicious selection made by the Company, of their lands, may be fairly inferred from the fact of several opulent Dutch farmers, having last year sold their improved farms, on Yonge-street, near York, and gone forward to the Huron tract; this speaks

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volumes for their choice. The Dutch and American farmers, many of them Quakers, about Newmarket, form some of Upper Canada's richest and best settlers. In making use of the term best, I mean, that those men who emigrated from the United States, knew better how to manage wild land than Europeans could be supposed to do, and these men, great numbers of whom I know, and have often conversed with, admit they pay far less taxes in Canada, than they did in the United States. Henry Hull, an eminent quaker preacher, admitted to me a short time before I left York, that the taxes were much less in Canada, and our produce was, he thought, from 25 to 30 per cent. higher than in Dutchess county in the United States, where he resided.

Along the line of road now making from Dundas to Guelph is fine land, within a short distance of market, and no one who had seen the Province only 4 or 5 years since, would credit the improvement in that short space of time. The land is far better than in the neighbourhood of York, where it is, I am sorry to say, in the hands of large grantees, who are rich, and will hold till they can make their terms, in most cases, far too high for an emigrant to think of getting with limited funds. When this road is completed, a regular line will be opened through all the important main settlements of the company, considerable progress is already made from Guelph to Wilmot, and from thence a most extensive road, 66 feet wide, has been opened, and considerable sums expended in making it through to Goderich, which

will form a line of communication of vast importance to all the settlers in the adjoining districts. Another road has been surveyed, and is now in full operation from Goderich to the town of London, to join the Talbot road, which will connect the Huron tract with port Talbot, and the various settlements on lake Erie, the Niagara frontier, and the improving towns of Sandwich and Maldon on the lake shore, these two roads are made different to any in the Province, the Company have had them cut very wide, and the sides sown with grass seed, to serve as feed for cattle raised in the Huron tract, which will prevent their straying into the woods when driven to market; this line of road will make the Huron tract, the Ohio of Upper Canada, that state producing greater quantities of cattle, sheep, and horses, than most states in the Union; and it will also prevent the necessity of our purchasing from the states, in future, any beef, pork, &c. Along the shores of the lake vast numbers of fine farms, and numerous lots of excellent land are for sale in every township. Stores and wharfs are established in different directions, and grain has as ready a sale as at York.

Persons with families, who are inclined to work, will be able to take land, and pay for it from their labour, which is usually more profitable than free grants in townships not enjoying similar advantages; and, as the Company have engaged to expend 45,000*l.* in the Huron tract, that alone will ensure a constant succession of work to industrious labourers, and such emigrants as wish to locate in that section of the province, will find it easy to get the land into cultivation, it being in many places

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thinly timbered, and having in most directions good permanent streams. In this tract tobacco is grown, which is found to possess peculiar qualities for the use of dyers, &c. and great quantities, it is expected, will be raised and sent to Montreal. In addition to these advantages, the new settler will find good society, mills, stores, and above all, the means of educating his family, and enjoying places of worship ; the payment for land is rendered so easy, that emigrants with 70/. to 100/. on getting to the land, may safely buy 100 acre lots,  $\frac{1}{3}$  of which is paid down in cash, and the rest in five annual instalments, which, I believe, the Company have recently come to the determination to accept payment of, from their crops ; this is a very great and important facility to settlers, as it will save them much time and extra expence in keeping horses or oxen to take produce to markets.

It would afford a great facility to the settlements of the Company's lands, were a bank established to assist such as have partially cleared their farms, making them reasonable advances, to push their improvements in the same manner as the farmers on the line of the Erie canal have done, all this could be effected to a proper extent, with the most perfect safety. At present, if a farmer wants a note discounted, he has to go to York from Guelph, about 60 miles, and from Goderich more than twice the distance, and may even then be disappointed, a bank in that part would raise the value of land 50 per cent. immediately ; any enterprizing young person with between 5000/. and 6000/. might, in seven years, double his property, and render the district essential

service. In grain alone an immense field is open for advantageous employment of capital. Five years back in this part of Canada, wheat could be bought at 1s. 3d. per bushel, now it obtains from 4s. 6d. to 5s.

It would also greatly benefit the settlers, if the Company were to send out to a farm near Guelph, a regular supply of English grasses, barley, Talavera wheat, the old English red wheat, and a better stock of oats than they now grow, also the best breed of sheep for the country, pigs, and cows, and above all a few of the most approved cart brood mares and horses; these of course would be chiefly for the service of their own settlers, for whom also as the exigencies of the colony required it, the Company might send out such useful implements of husbandry, as could be rendered serviceable to a new state.

The great extent of emigration this year, nearly the whole of which is, it appears, by the public papers, directed to Canada, will materially assist the settlement of the Company's land, and advancement of the Province, whether the emigrants purchase lands of the Company, or of persons who have land contiguous. It is quite clear that land now to be sold as the mere section of a perfect forest, will, in less than 5 years, produce three or four times as much owing to the extraordinary demand created by the influx of so many thousands. It is generally supposed that 50,000 will emigrate from Ireland alone, and near that number from England and Scotland, the majority of whom will purchase land. In fact, vessels are scarcely advertised to sail for Quebec, than more

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passengers are offering than the ships (although they have ample room) can possibly take. The preparations making by emigrants for embarking themselves, and whatever moveables they can transport, present scenes of the greatest bustle at all the outports of the United Kingdom.

The Company's commissioners have directions to treat with associations of settlers for large quantities, or even whole blocks of land, if any should prefer this course; and there is every disposition to encourage small capitalists, and enterprising and industrious emigrants, by the most extended credit, on such conditions as may be only consistent with the final security of the Company.

The Agents, on the arrival of emigrants at Quebec, or Montreal, will, for the present season, convey, at the Company's expence, purchasers who pay a first instalment, in London, Quebec, or Montreal, of 2s. an acre upon not less than 100 acres, to the head of lake Ontario, which is in the vicinity of their choicest lands, and their agents in all parts of the Upper Province, will give such emigrants every information and assistance in their power. Should emigrants, on arrival, not settle on the Company's lands, the money paid by them will be returned, deducting the actual expence of conveyance to York.

The Company receive deposits of money at their office, in London, from persons emigrating to Canada giving letters of credit on the commissioners in Canada, for the amount, by which the emigrant gets the benefit of the current rate of exchange, which was, in 1830, 6*l.* to 9*l.* per cent.



All further information may be obtained by letter,  
(post paid,) directed to N. S. PRICE, Esq. Secretary,  
St. Helen's Place, London : of the Agents

JOHN DAVIDSON, Esq. Quebec ;

Messrs. HART LOGAN and Co. Montreal ;

J. C. BUCHANAN, Esq. New York.

of the Company's Cammissioners, The HONOURABLE  
WILLIAM ALLAN, and THOMAS MERCER JONES,  
Esq. at the Office, in York, Upper Canada ; and  
of the following Agents in the United Kingdom ;

MESSRS. W. D. and W. E. ACRAMAN, *Bristol.*

JAMES ADAM, Esq. *Edinburgh.*

JOHN ASTLE, Esq. *Dublin.*

SEXTON, BAYLEE, Esq. *Cork.*

GEORGE BUCHANAN, Esq. *Omagh, Londonderry.*

JOHN CARROLL, Esq. *Limerick.*

MR. THOMAS W. EVANS, *Liverpool.*

MESSRS. ROBERT EWING and Co. *Greenock.*

MESSRS. GILKISON and BROWN, *Glasgow.*

MESSRS. WATSON and GRAVES, *New Ross.*

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## CHAPTER IV.

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*Londonderry.*

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THE principal roads in the Province, are Dundas-street road, leading from the commencement of the Upper Province to Sandwich, the whole route of which is now being extensively repaired, it is about 500 miles in length, and is somewhat similar to what roads were in England a century back. Yonge-street road leading from York to Lake Simcoe, is 36 miles, upon which large sums of money have been recently expended, and great alterations are still in progress.

In addition to these roads, and the roads and improvements making by the Canada Company, as detailed in the preceding chapter, the act of the Provincial legislature of the last session of parliament, granting 20,000*l.* for improving the roads, with the prospect of 10,000*l.* more, will prove of the utmost benefit to the Province. The grant has been appropriated in the following manner, and will be laid out under the

superintendence of local commissioners, subject to the control of government.

Ottawa District.....	1,000
Bathurst ditto .....	1,900
Eastern ditto .....	1,900
Johnston ditto .....	1,900
Midland ditto .....	2,200
Newcastle ditto .....	1,900
Home ditto .....	1,900
Gore ditto .....	2,000
Niagara ditto .....	1,600
London ditto .....	2,000
Western ditto .....	1,700
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This, with the general air of prosperity which the whole country presents, is a cheerful prospect for the numerous emigrants who will land this season, and as the work will be chiefly done on the main roads, they cannot fail of employment.

The size and extent of the great lakes in Upper Canada, have always excited both surprise and admiration in the mind of every reflecting person.

<i>Names.</i>	<i>Length.</i>	<i>Width.</i>	<i>Depth.</i>
Ontario ....	180 miles	40 miles	500 feet
Erie.....	270	.... 80	.... 200
Huron .....	250	.... 100	.... 900
Superior ....	360	.... 140	.... 900

The surface of lake Superior is, according to Captain Byfield's report, 627 feet above tide water of the

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Atlantic, is not subjected to the influence of the tides, but violently convulsed at times, by storms.

The two great rivers are the St. Lawrence, and the Ottawa. The St. Lawrence may be considered as rising from the great and magnificent basins of lake Superior, which is more than 1,500 miles in circumference, has a course to the sea of nearly 3,000 miles, varying from 1 to 25 miles in width, which distance includes lakes Huron, Erie, St. Clair, and Ontario. It is navigable for ships of 200 tons burthen, very near 2000 miles, and the remainder of the distance is navigable for barges, batteaux, a kind of flat bottomed boat of from 10 to 20 tons; these boats are much used in Canada, owing to the rapids, and the vessels drawing but little water.

The improvement of the river is now under the consideration of the Provincial Parliament, and a more important measure for the welfare and prosperity of the Canadas cannot engage their attention. Debarred as Upper Canada is from the benefit of a seaport town or commercial city, by the division of the two provinces, the want of an uninterrupted access to the ocean, greatly retards the increase in population and wealth, in proportion to her acknowledged natural advantages. A diversity of opinion exists as to the best mode of effecting that object. By some it is contended the Rideau Canal will remedy every inconvenience. Others assert, that a boat navigation between Prescott and Montreal, from the cheapness of its construction, would be preferable, and answer all the purposes required. By improving the St. Lawrence,

there will be only 120 miles of artificial navigation, containing less than 200 feet of lockage, or in fact a canal of  $37\frac{1}{2}$  miles in length will connect lake Ontario with the ocean, being considerably less than the Rideau canal, which is 204 miles long, and has above 500 feet of lockage. The principal objection urged against a ship canal is, first, the inability of this province with her present debt to complete it. This debt was principally incurred in aid of the Burlington and Welland canals, does not exceed 100,000. By late surveys, it appears, that the expense of executing the most difficult part of the work, (from Prescott to Cornwall) is estimated at 173,043*l.* and the distance from Coteau to Point Clair, and from La Chine to Montreal, may cost the same sum, making a total of 357,286*l.*; or as improvements of this description always exceed the estimates, double it, and admit the outlay for the whole line may be 750,000*l.* or dollars 3,000,000. The quantity of merchandize and produce now transported on the St. Lawrence, by charging the same tolls as on the Erie canal, would soon pay the whole expense of constructing the work. Two methods have been suggested for effecting this improvement. The first is, for the Province to undertake it alone, lend her credit to obtain the money, and become sole proprietor, on the same principle adopted by the state of New York, in constructing the Erie canal. Secondly, to incorporate a company, with a capital of 750,000*l.*; let individuals subscribe one-third of the stock, Lower Canada one-third, and Upper Canada the other. Or in case the Lower Province declines,

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let the Upper Province take the remaining two-thirds at once; appropriate 100,000/. per annum, and finish the most important sections first, the tolls on which would pay the interest on the amount expended, from year to year, as the work proceeded, and in four years, if prosecuted with vigour, the Upper Province would be enabled to ship their produce to any port on the Atlantic. Should, however, the present house not comprehend the superiority of a ship navigation, or do not feel satisfied that the present population of the western country demands it, there would be no hesitation in appropriating 50,000/. for a boat canal, the tolls will pay the interest, without ever being felt.

The Ottawa, or grand river falls into the St. Lawrence, below the Island of Montreal. The lands about the Ottawa must shortly become very valuable, from the Rideau canal, especially as the country is settling very fast, and the beautiful valley through which it flows, will eventually attract the notice of some lynx-eyed American to commence operations, when he is sure to be soon surrounded by a number of his speculating countrymen. The facilities it possess to the disposing of grain, and raising cattle, is immense, which can be sent to Kingston and York, both of which towns are regularly supplied with cattle, and often vegetables from the United States. A circumstance arising from negligence on the Canadian farmers' part, much to be regretted; I have often seen, cattle, sheep, pigs, &c. exposed for sale in York, all which a little energy on our side would prevent. The roads are not better in any part of the province than in this

quarter, and emigrants with small capital, would be sure to improve it.

The Trent or Otonabee River, in the Newcastle district, is the outlet of a long chain of lakes in the north-west country, towards lake Huron, and which falls into lake Ontario, near Kingston. It is scarcely possible to have any idea of the lakes and rivers which fertilize this country, without actual observation.

Steam-boats of the first class, and most elegant accommodations, are now on all the large waters as far to the westward as St. Clair, and it is probable, that in the course of the ensuing year, there will be steam-boats navigate lake Huron.

From Buffalo to Detroit, on the American shore, many large steam-boats ply all summer, and of course engross all the traffic, and land all their British passengers along our line of coast, which any boat on the Canadian side would secure, excepting such as came up the Erie canal for the westward, great numbers of whom would regularly cross into Canada to examine it prior to their visiting Michigan, Ohio, &c. if they had facilities to enable them. This one circumstance has prevented all that beautiful part of Upper Canada from being correctly known by thousands who have recently settled in Michigan.

Mr. John Hamilton has now building at Kingston, a splendid new steam packet, called the Great Britain, which will be admired by all who may have the good fortune to see her. She is the finest vessel of the class in North America; and as she will not be prepared to take the lake until the early part of May, I will here

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give a short description of her. Her admeasurement is 730 tons English, the length on deck 162 feet; the width 30 feet, beam; and the guards  $14\frac{1}{2}$  feet on each side; the keel 134 feet. In the hold there is stowage for 1400 barrels, and she is fitted to take other 1600, on the main deck under the promenade deck; with a full cargo she will draw about 11 feet water. She is built after the fashion of the New York steam-packets; the cost, I presume, is not yet accurately ascertained. Capt. Whitnay, who for years has cautiously and successfully navigated the Queenston, takes command of the Great Britain, and Mr. Meneilly gets the Queenston. The boilers are of the strongest and best iron, expressly imported from Bristol; they are very strong; and there are not less than 250 iron stays or ties in each. The length of the promenade deck is 150 feet, and the width in proportion. Over the after promenade there will be an awning. The ladies' cabin is an elegant place—it is upon deck—not less than 10 feet high—and contains a number of state rooms, each of them 6 feet square, and very light and airy. The cabin is so contrived, that the gentlemen may visit the dear creatures without putting them to the least inconvenience, as they may retire at pleasure when they would be alone. I am sure that the ladies of Upper Canada, when they see the unusual trouble and expence which Mr. John Hamilton has been at, to build a floating palace for their accommodation—for he has evidently had them more particularly in “his mind’s eye,” will be very grateful. The fertile imagination of the author of the Arabian nights, with all his caliphs,



genii, magic palaces, grand viziers, and wonderful lamps, fell very far short of "Great Britain." She might with great propriety insist upon sending her representative to the assembly, along with the member for the University of York. The gentlemen's or principal dining cabin is below, and contains beds for 44 gentlemen, besides settees, so that 100 persons may have beds in the two cabins. The gentlemen's cabin has its state-rooms, with complete and commodious apparatus for washing, table, stand, windows, &c. &c. The cabins are to be painted white and green, a chaste and simple taste, far preferable to imitations of oak, mahogany, and other woods, and producing a better effect. The bed furniture has all been ordered from England. For respectable emigrants and others, who may wish to practice economy, there is a half-price cabin forward, very roomy, and accommodated with 26 births. The prices of freight and passage are as yet undetermined. The boilers and engine were made by Bennett and Henderson of Montreal, and the packet was built under the superintendence of Brown and Bell, of New York. Every possible exertion has been made to combine in this vessel, strength, safety, beauty, convenience, and durability. It may safely be stated, that in consequence of the present governors promise of all his patronage, and that of the Canada Company, a steam-boat will be started shortly on the Canadian side of lake Erie, to run up as far as lake St. Clair, or perhaps stop at Sandwich, to which place, all produce raised at the Company's new settlement of Goderich, can easily be conveyed down in schooners, from thence



reservoirs. The summit of lake Erie is 330 feet above lake Ontario, and the ascent is surmounted by 37 locks. 50,000*l.* has been voted in the last session of the provincial parliament, for enlarging the canal, from the river Welland to lake Erie, and for completing the harbour on that lake; and every prospect now appears of its being made useful for the purposes intended.

The Rideau canal commences near the river of that name, in the Ottawa river, and will end at Kingston, on lake Ontario. The locks are 142 feet long by 33 feet wide, the depth of water 5 feet, and the number of locks in all 47. This canal will be different from any other in the known world; natural rivers or lakes, are in great part made use of for this canal; and all that has been done, is in the lockage of the rapids, or waterfalls, which exist either between extensive sheets of still river water, or expansive lakes. The expence of this work, thus far, has been wholly defrayed by the Imperial Parliament. The total sum required, will be according to an estimate last year, 1,012,630*l.* of which sum, 572,000*l.* has already been paid, leaving 440,630*l.* still to be provided for, and towards which a grant of 40,750*l.* has lately been made by parliament. Col. Byfield, the superintendent of the works at the canal, has reported, that it may be expected, that a considerable distance, *viz.* from Merriks mills to Bytown will be opened this season, and that the whole line of the canal will be passable by the end of next season.

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Col. Bouchette gives a correct statement of its advantages, and his concluding remarks, I think, particularly pointed. "Considered with relation to the defences of the country, the Rideau must appear of still greater moment, from the means it affords of forwarding to distant stations, with readiness, despatch and security, the muniments of war necessary to repel invasion, and protect the property of his Majesty's subjects in the colonies from foreign aggression. In a political point of view, its importance is equally conspicuous; since it must obviously tend to strengthen and consolidate the Canadas, by promoting their commercial relations, and that interchange of mutual benefits that constitute a permanent tie between the various members of a state, and preserves for ages the integrity of empires."

The following extract from the entries at the port of Montreal, shews the importance of the canals in 1827, and beyond a doubt they have increased one-third since that period; it will convey some idea of the extent of produce from Upper Canada, to the United States, the Lower Province.

	<i>Durham Boats.</i>	<i>Batteaux.</i>	<i>Rafts.</i>
From Upper Canada, direct,	405	134	6
Ditto, and the United States	54	1	0
United States, direct	80	5	8
	<hr/> 539	<hr/> 140	<hr/> 14

These boats return mostly laden with British merchandize, and the produce of the West Indies, and it

is also by these boats that great numbers of emigrants pass up the St. Lawrence as far as Prescott, where they usually take either steamers or schooners, for the head of the lake.

These canals are of the utmost importance to the Province, and will, when completed, beyond the possibility of doubt, greatly increase the value of land. The following extract from the minutes of the House of Assembly, on the internal improvement of the Province, fully confer in this statement. "The superior advantages attending such a measure, as is here proposed, would destroy the hopes, and defeat the calculations of the commissioners of the American canal, as our being enabled to ship commodities on the Ouse three weeks before the lake opens at fort Erie and Buffalo, with a certainty of their being transported, without removal, direct to Montreal, would give a preference to that route, and all our trade, with much of that from the south shores of lake Erie, will be thereby secured to us." In another place they observe, "It will accelerate the settling of the country, facilitate its agriculture, and confer on each and every part of the Province, an equitable participation in the benefits of internal improvement. This species of communication will be of incalculable benefit, and will lead to the ports of this province the trade of a portion of the territories near."

A ratio of valuation has been fixed by an Act of the Provincial Parliament upon property in the Upper Province, viz.—

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	£.	s.	d.
A one story squared, or flattened log-house, 20 <i>l</i> .—additional fire-place . . .	4	0	0
Two ditto, 30 <i>l</i> .—additional ditto . . . . .	8	0	0
Framed log-house, under 2 stories, and not over 2 fire-places, 35 <i>l</i> .—additional ditto . . . . .	5	0	0
Brick or stone house, 1 story, 2 fire-places, 40 <i>l</i> .—extra fire-place . . . . .	10	0	0
Ditto, ditto, 2 ditto, 60 <i>l</i> .—additional ditto	10	0	0
Every grist mill, 1 pair stones, 150 <i>l</i> .—extra stones . . . . .	50	0	0
Saw-mill, 100 <i>l</i> .—store-house for receiving goods, &c. . . . .	200	0	0
Every stallion, or stud horse, 199 <i>l</i> .—Horse 3 yrs. old and upwards . . . . .	8	0	0
Every oxen, 4 years old, 4 <i>l</i> .—horned cattle 2 to 4 yrs. old and upwards each . .	1	0	0
Milch cows, 3 <i>l</i> . each,—carriages for pleasure, 4 wheels . . . . .	100	0	0
Phæton, 4 wheels for pleasure, 25 <i>l</i> .—curricles and gigs each . . . . .	20	0	0
Pleasure waggons, 15 <i>l</i> .—for every town lot in York . . . . .	50	0	0
Cultivated land is estimated at 20 <i>s</i> . per acre, and wild land, 4 <i>s</i> .			

The tax upon all property described and valued as above, is rated at one penny in the pound, and the proceeds are applied towards making roads, bridges, and other internal improvements.

The following table will show the extent of the population, and the amount of assessment throughout the Upper Province, as well as the names of the members in the present House of Assembly :—

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• *A Table of the Population and  
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Parliament, in March, 183*

DISTRICTS.	COUNTIES & TOWNS
HOME, .....	York (County,) .....
	York (Town,) .....
	Simcoe (County,) .....
NEWCASTLE, .....	Durham (County,) .....
	Northumberland (County,) .....
MIDLAND, .....	Frontenac (County,) .....
	Kingston (Town,) .....
	Lennox & Addington, (Incorporated Counties,) .....
	Prince Edward (County,) .....
	Hastings (County,) .....
JONSTON, .....	Leeds (County,) .....
	Brockville (Town,) .....
	Grenville (County,) .....
OTTAWA, .....	Prescot & Russell, incorporated Counties, .....
BATHURST, .....	Lanark (County,) .....
	Carleton (County,) .....
EASTERN, .....	Stormont (County,) .....



*A Table of the Population and Assessment of the several Districts, Counties and Towns in Upper Canada, for 1830, compiled from the detailed Official Returns made to the Lieutenant-Governor, together with a statement of the Representation in the Provincial Parliament, in March, 1830.*

DISTRICTS.	COUNTIES & TOWNS.	REPRESENTATION IN ASSEMBLY, 1831.	Population 1830.	Assessment 1830.
HOME,	York (County),	Jesse Ketchum,	23,588	£324,985
	York (Town),	W. L. Mackenzie,		
	Simcoe (County),	W. B. Jarvis, W. B. Robinson,		
NEWCASTLE,	Durham (County),	John Brown, George S. Boulton,	5,416	95,013
	Northumberland (County),	James Lyons, Archibald Macdonald,		
MIDLAND,	Frontenac (County),	Hugh C. Thomson,	5,294	127,483
	Kingston (Town),	John Campbell,		
	Lennox & Addington, (Incorporated Counties),	C. A. Hagerman, Peter Perry,	3,635	145,540
	Prince Edward (County),	Marshall S. Bidwell, John Hoblin,	9,058	150,986
	Hastings (County),	Asa Weiden, J. H. Samson,	9,794	81,470
		Reuben White,		
JONESTON,	Leeds (County),	William Buell, Jun. M. M. Howard,	11,290	250,001
	Brockville (Town),	Henry Jones,		
	Grenville (County),	R. D. Fraser, Edward Jessup,	1,130 7,007	
	OTTAWA,	Prescot & Russell, incorporated Counties,	Donald Macdonald,	
BATHURST,	Lanark (County),	William Morris,	9,736	97,772
	Carleton (County),	John Bower Lewis,	6,269	50,579
EASTERN,	Stormont (County),	Archibald McLean,	6,433	Return incomplete.
	Glengarry (County),	Philip Vankoughnet, Alexander Fraser,		
	Dundas (County),	Alexander McMartin, Peter Shaver,	9,564	
		John Cook,	3,738	
CORE,	Halton (County),	A. Shade, James Crooks,	13,886	211,133
	Wentworth (County),	John Wilson, Allan McNab,		
NIAGARA,	Lincoln (County),	Robert Randal, R. C. Beardsley,	18,414	303,824
		John Clark,		
	Niagara (Town),	William Crooks,	1,148	32,188
	Haldimand (County),	H. J. Boulton, John Warren,		
LONDON,	Middlesex (County),	Mahlon Burwell, Roswell Mount,	11,882	154,986
	Oxford (County),	Charles Ingersol, Charles Duncomb,		
	Norfolk (County),	Duncan McCall, William Wilson,	5,725 5,190	80,072 81,975
	WESTERN,	Essex (County),	William Elliott, J. H. Macon,	5,397 3,891
Kent (County),		William Berczy,		

NOTE.—There are, perhaps, a hundred new Townships, with more or less settlers, whose numbers are not included in this return. The actual population of the Province, including the Indians and the Military, is not less than 250,000.

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The agriculture of Upper Canada is yet in its infancy, and till persons of more capital emigrate, little can be done in this important part of improvement. An agricultural society has been formed in the Home District, and the influential gentlemen in and about York last year, came to the resolution of establishing one at that place, to which the governor pays 100*l.* annually from funds, to be so appropriated; its object is mainly to import a better breed of cattle, sheep, and cart-horses into Canada; different qualities of grain, such as Talavera wheat, and especially a better stock of barley for malting, than they now have; this is an article more wanted than any other grain, and if persons emigrating take seed-barley, it will repay them the carrying, and will operate powerfully when breweries are planted, to improve the taste of the Canadians and Anglo-Canadians from the use of whiskey, which is simply the raw corn spirit, as sold to rectifiers in England.

Good sheep are wanted, not of the Merino or fine breeds, these can readily be had from the United States, but the English South-downs, and in some parts, the Norfolk breed would do well; the half-Leicester bred has been tried in the United States, but the pasturage has not been found good enough, nor do I think it is yet in Canada, the carcass improves in flavour by the removal, but the wool will not answer for combing purposes; if any deficiency of food occurs, it renders it weak in the staple.

THE REGULATIONS OF THE SOCIETY agreed at the

institutory meeting, on the 15th of May, 1830, are as follows:—

1.—That a society be formed, the HOME DISTRICT AGRICULTURAL SOCIETY.

2.—That an annual subscription of 5s. constitute a member of the society.

3.—That the business of the society be transacted by a president, twelve directors, a secretary, and treasurer.

4.—That there be four general meetings of the society in each year, and that the days of meeting be the same as those on which the general quarter sessions for the district are held.

5.—That the Hon. George Crookshank, be president. The Hon. William Allan, Peter Robinson, Alexander Wood, J. Elmsley, D. Boulton, E. O'Brien, Jun. J. W. Gamble, C. C. Small, R. Stanton, R. Gapper, J. Fitz-gibbon, and R. Anderson, Esquires, be directors.

W. B. Jarvis, Esq. treasurer.

J. Elmsley, Esq. secretary.

6.—That the directors shall nominate a committee from among themselves to prepare the draft of a constitution for the society, to be submitted at the first general meeting, on the first day of the next general quarter sessions.

7.—That subscription lists be now opened, and that the directors be requested to solicit country members to procure subscribers, and to request their attendance at the general meeting, on the 6th day of July, when the constitution is to be reported.

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8.—That the first directors continue in office till the next meeting of the society, when a new election shall take place.

Similar societies have been established in some of the older districts of the Province, to which an allowance of 100*l.* per annum is granted by the Government.

### NIAGARA DISTRICT.

#### CATTLE SHOW AND FAIR.

Agreeable to adjournment, a respectable number of members of the Niagara District Agricultural Society, met at W. Dittrick's Hotel, this 8th day of January, 1831, for the purpose of forming the by-laws, and transacting other matters relative to the prizes, &c. to be offered at the first cattle show and fair.

#### BY-LAWS.

No person to be allowed any benefit of this society, unless he is an actual annual subscriber to the amount of 5*s.* currency.

No horses, cattle, sheep, swine, or other animals, can be admitted to compete for any premium, unless actually raised in the Province, and then owned and kept in the district for twelve months' previous.

One Judge shall be chosen for each township from among the actual members of this society. When a tie takes place, the president to give the casting vote.

The fair for the present year, took place at the village of Chippawa, on the first Tuesday in May, 1831.

## PRIZES.

## HORSES.

	£.	s.	d.
<i>Class 1.</i> —For the best stallion, from 4 to 6 years old.....	4	0	0
For the second best ditto, ditto .....	3	0	0
<i>Class 2.</i> —For the best gelding.....	3	0	0
For the best four years' old colt .....	2	10	0
Ditto from two to four ditto.....	2	0	0
<i>Class 3.</i> —For the best brood mare and colt.....	3	0	0
For the second best ditto, ditto .....	2	0	0
For the best span of matched geldings..	3	0	0

## CATTLE.

<i>Class 4.</i> —For the best bull .....	2	10	0
For the second best ditto .....	1	5	0
<i>Class 5.</i> —For the best milch cow .....	2	0	0
For the second best ditto .....	1	10	0
For the third best ditto.....	1	0	0
<i>Class 6.</i> —For the best yoke of oxen ....	2	0	0
For the second best ditto .....	1	10	0
For the third best ditto.....	1	0	0
<i>Class 7.</i> —For the best yoke of four years' old steers .....	2	0	0
Ditto three years' old ditto .....	1	10	0
Ditto two years' old ditto .....	1	0	0
Ditto one year old ditto .....	0	15	0

## SHEEP.

<i>Class 3.</i> —For the best ram, one year old and upwards .....	1	10	0
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			£.	s.	d.
			For the second best ditto .....	1	0 0
			For the third best ditto.....	0	15 0
			<i>Class 9.</i> —For the best ten ewes.....	1	10 0
			Ditto six ditto.....	1	0 0
SWINE.					
			<i>Class 10.</i> —For the best boar.....	1	10 0
			For the second best ditto .....	1	0 0
			For the third best ditto .....	0	15 0
			<i>Class 11.</i> —For the best sow.....	1	10 0
			For the second best ditto .....	1	0 0
			For the third best ditto .....	0	15 0
DOMESTIC MANUFACTURERS.					
			<i>Class 12.</i> —For the best piece of woollen cloth, not less than 15 yards .....	1	10 0
			<i>Class 13.</i> —For the best piece of linen cloth, measuring not less than 15 yards .....	0	15 0
PLOUGHS AND PLOUGHING MATCHES.					
			<i>Class 14.</i> —For the best made plough for sward .....	1	0 0
			<i>Class 15.</i> —To the person who shall plough half an acre of land in the shortest time, and in the best manner, with one span of horses.....	1	10 0
			<i>Class 16.</i> —To the person who shall plough half an acre of land in the shortest time, and in the best manner, with one yoke of oxen .....	1	10 0
				£.59	10 0

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*Resolved*,—That a bull shall be purchased of the best breed that can be obtained, the cost of which, not to exceed 40*l*. Also, a ram, with half a dozen ewes, of the best description, not to exceed 20*l*.

*Resolved*,—That a subscription be opened and circulated, for raising the 50*l*. required by statute, to enable this society to continue operations the ensuing season.

GEORGE ADAMS, *President*.

SAMUEL WOOD, *Secretary*.

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## CHAPTER V.

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### UNITED STATES.

#### NEW YORK STATE.

THIS part of the union being in the opinion of most British visitors more genial and better adapted to our habits, and so large a portion of it running parallel to Upper Canada, is the fairest to choose a comparison. The journey from New York to Upper Canada, is by the river Hudson to Albany, and is performed by all who wish to go cheap by steam-boats, which are superior in their accommodations, and lower in their charges, than in England or Canada; fare from New York to Albany, 165 miles, is 2 dollars in the cabin, and meals one dollar additional, forward or deck passage one dollar: you can carry your own provisions. By the tow-boat, where the accommodations are very good, the fare in the cabin is but one dollar, and a

reasonable price for luggage. The passengers by these boats are generally farmers and their wives, tradespeople, and such as wish to travel cheap, among whom you will often find a sprinkling of 'squires, (justices of the peace,) and colonels, captains, many of whom keep taverns, and are very entertaining companions, always paying deference to the institutions of the Republic. The sail from New York to Albany is very delightful, the scenery so totally different to any thing an Englishman has been accustomed. The Hudson is a noble stream, between high hills and mountains on each side. The Catskill mountain is by far the most conspicuous, and is a favourite resort of the New York citizen for pleasure, on their way to Saratoga springs. Near West Point is the spot on which Major Andrè was executed during the revolutionary war, and at the Point is a military college, the best institution of the kind in the United States. At Albany, you take the canal boats, which are drawn by horses, those who wish for comfort will go by the packet line, the charge is very reasonable,  $2\frac{1}{2}$  cents per mile, and boarded; the merchant line does it at 1 cent per mile, and charge for meals, or you may take your own. It cost me, to travel near 300 miles, with 5 adults, three children, and near 2 tons of luggage, 97. 15s. 7d. The Mohawk flats are mostly inhabited by Dutchmen, many of whom were poor German redemptioners, originally sold on their arrival, for a term of years, to pay their passage over, these very men now possess some of the finest

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lands in that state. The Dutch prefer keeping together in bodies, and by that plan, principally, have succeeded better than any other nation, having by concentration alone more fully exemplified that doctrine than all the writers, on that to new countries, important subject ; beside which, they are more frugal in their dress, mode of life, &c. Utica is a large fine town, has several places of worship, many good brick houses, and a great number of large frame buildings, all neatly painted ; every town looks perfectly new, astonishment is excited at the rapidity of the growth of all the towns by the side of the Erie canal. Land is here worth from 30s. to 7l. and 8l. per acre. Upon the same route are the flourishing towns of Palmyra, Salina, Syracuse, and Rochester ; a friend of mine recollect this place when it contained only a few miserable log-houses, its growth has been more rapid than any town in America, has now about 11,000 inhabitants, numerous places of worship, two handsome paved streets, with an aqueduct and bridge over the Genesee river ; several large mills, one kept by General Beach, has fourteen run of stones, and another still larger, belonging to Mr. Jackson. The trade of Rochester has been declining some years, from being completely overdone, and vast numbers of its merchants have failed, it is called the city of the west ; and in few towns which I visited have I seen more mistakes made by English settlers than there. The English are not shrewd enough to make their way among the people of Rochester, to live among them, a man should serve an apprenticeship in one of the

Yankee States, as those of New England are usually termed by other Americans. The Genesee falls, near the town, are very grand; it was at this place Sam Patch lost his life last year, by jumping down 80 feet into the gulph below; he had previously leapt from the Niagara falls, and escaped. At Genesee, General Wardsworth resides, he has an immense flock of merino sheep, upwards of 300 score; he told me some time ago, the wool paid him very well, but that the carcass did not, as they were a stock he could not fatten, his wool is worth about half a dollar per lb. At Canandaigua, a town about 28 miles from Rochester, I was very particular in my enquiries about the value of land, finding most of the settlers very comfortable in their situations. Mr. Howard, late post-master there, a most respectable gentleman, has resided about ten years in that place, and fully competent to answer the questions I proposed to him, stated, that wild land in and about that neighbourhood, is worth from 15 to 25 dollars per acre; that improved farms, including buildings, sell from 18 to 35 dollars per acre, a good cow, from 3*l.* 10*s.* to 5*l.*; a yoke of oxen, from 10*l.* to 15*l.*; a useful horse, from 16*l.* to 25*l.*; these enquiries were made in November, 1830. In 1797, Mr. Howard stated, that wild land was publicly sold at 25 cents, or about 13½ sterling per acre.

In Canandigue there are two respectable banks, from whence advances made to the farmers are of the utmost importance to the surrounding country, which are generally repaid by drafts on their factors at New York, to whom they send their grain

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Rents, Mr. Howard particularly mentioned, will pay 15 per cent. such as are used as small dwelling-houses and stores, but good private houses do not exceed 5 per cent. ; one of his small tenements, which cost him 75*l.* building, let for 11*l.* per annum. He showed me a fine large frame house, and  $1\frac{1}{2}$  acre of land as a paddock, which cost him 2000*l.* this to let, and keep in repair, paint, &c. would only produce 50*l.* per annum. The taxes on this property had for some years past amounted to about 7*l.* 10*s.* annually, beside which it cost him 5*l.* per year for a seat at the episcopal church, many of the inhabitants paying as high as 12*l.* 10*s.* for a seat.

The rate of labour and board, averaged 2*l.* 10*s.* per month. Mr. Howard was rated 17 days to the road duty, at 2*s.* 10*d.* per diem ; salt, 2 dollars per barrel. Cider, one dollar per barrel, only 2*s.* 6*d.* if you go to the press for it. Education at a ladies' seminary, 1*l.* 10*s.* per quarter, for tuition, and 28*s.* per month, for board, &c.

I consider the opinion of Mr. Howard, more valuable, from his long residence, than that of persons running through a country, and consequently, not able to form accurate conclusions.

Mr. Swaile, an English gentleman, living about one mile and a half from Geneva, in the same neighbourhood, bought an improved farm at 43 dollars per acre, he has been six years on his land, and has fine

thorn hedges growing, having taken over the seed from this country.

Mr. Stuart, a Scotch gentleman, residing in the Gore district, near Ancaster, in October last, on his return from a tour through the United States, gave me the following remarks from his Journal :—

In Pennsylvania, wild land varied from 3 dollars to 50 dollars, 15s. to 12*l.* 10s. with improvements ; for a partially cleared farm, 15 miles from New York, in East Chester county, containing 160 acres, he offered 3,250*l.*—about 20*l.* per acre, and was refused, although he tendered ready money ; its proximity to New York and buildings unquestionably enhanced its value ; the taxes on the above farm was 8*l.* 15s. per annum.

In the neighbourhood of Albany and Shenactaddy, improved farms vary from 10 to 15 dollars, (2*l.* 10s. to 3*l.* 15s.) per acre ; but it must here be observed, the land is of an inferior quality, and deficient in wood, as travellers may see by the want of fences by the road side.

In Onandagui hollow, Mr. Stewart offered for 74 acres of improved land, 3,000 dollars, or 750*l.*—the price demanded was 775*l.* These prices may be taken as an average all the way from the German flats to Buffalo. With reference to the price of farming produce in this state, I refer to the subjoined table of prices, both in Upper Canada and the United States, in 1830. Having been but little over the state of Ohio and Michigan, lying opposite to the London and western districts of Upper Canada, I shall simply quote the price of grain, &c. and also notice the few articles

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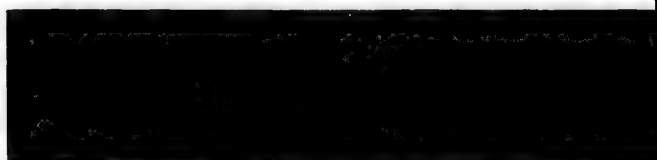
which are raised in the new state of Michigan; these particulars I obtained from Mr. John Lewis, the deputy-sheriff, on the 19th of September last, he resides at Sandwich, exactly opposite to Detroit, the principal town, and is often there. In 1827, when I was at Detroit, it was a thriving town, and I am sorry to find so many of my countrymen last year, flocked into the territory of Michigan, which I consider exceedingly unhealthy from its low situation and numerous swamps. I never saw so much of fever and ague in any part of America as in this State, almost every house I went to, had some person sick, as it is there termed. The population then amounted to about 14,000, and at the close of the season, 1830, it was reported by the Buffalo newspapers, from the great influx of emigrants, principally from the northern and eastern states, to have increased to 80,000, but as no correct census has been made, I think half that number is nearer the truth; and even then, the addition is wonderful, and proves the migratory habits of the Americans.

*Table of prices, of produce, in the United States, and Upper Canada.*

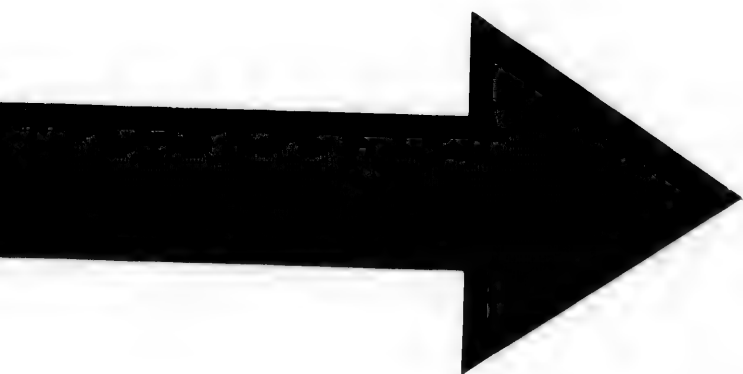
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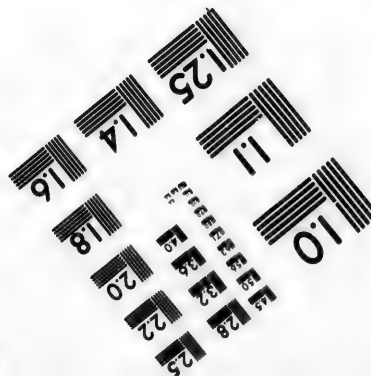
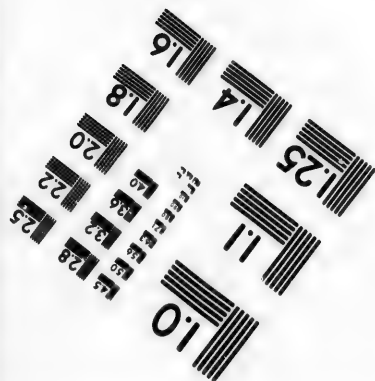
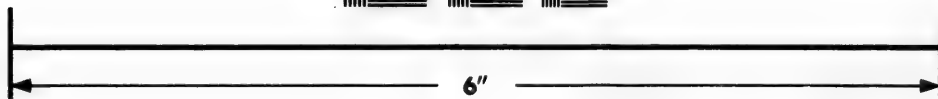
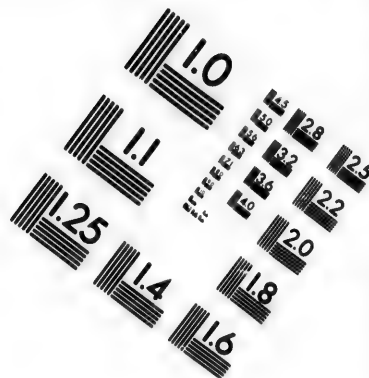
IN UPPER CANADA.

	s.	d.		s.	d.		s.	d.		s.	d.		s.	d.
Wheat from 1	5	to 1	8	per bushel	from 3	1½	to 5	6	per bushel					
Indian corn	6		7½	ditto			2	6	ditto					
Beef	0	1	1½	per lb.	0	3½	0	5	per lb.					
Mutton	0	1	1½	ditto	0	3½	0	6	ditto					
Pork		0	2	ditto	0	4	0	5	ditto					
Fowls		2	6	per dozen	1	3	2	6	per couple					
Whiskey	0	7½	0	10 per gallon	1	3	2	6	per gallon					









# Photographic Sciences Corporation

**23 WEST MAIN STREET  
WEBSTER, N.Y. 14580  
(716) 872-4503**

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## IN MICHIGAN.

Superior flour	20 0 to 22 0 per barrel	from 23 0 to 26 0 per barrel.
Pine ditto	15 0 17 0 ditto	21 3 22 6 ditto.

## IN NEW YORK STATE.

Wheat from	3 0 to 5 4	difference in favor of Canada 2 per bush.
Indian corn	1 5 1 6½	ditto 11½ ditto.
Beef	0 2 0 3	ditto 1½ lb.
Whiskey	0 7½ 0 9	ditto 4 per gall.

A fair examination of the two prices of all the staple articles will be quite sufficient to convince reflecting persons of the superiority of Upper Canada. It is necessary to bear in mind the value of produce, the difference in the price of land, and the rate of taxes in the United States. In Canada, good farms may be obtained fully equal to all the farms I have named, at from 7s. 6d. to 15s. per acre for wild land, and 2l. 10s. to 3l. for improved farms, say with 50 or 60 acres cleared, and the same quantity unimproved, while the price in the United States, will be found to be from 3l. 15s. to 6l. 5s. per acre for wild land, and from 4l. 10s. to 8l. 15s. for improved farms, particularly in New York State, and in Pennsylvania.

These facts cannot be too much borne in mind by all who seriously think of emigrating; in addition to which, the Canadian farmer, as his circumstances improve, has from 30 to 40 per cent. the advantage of the United States' cultivator of the soil on all British goods which he uses; and to persons with large families, it is an important consideration to feel assured after the day's toil, that he can purchase all the necessaries he requires cheaper than he can make them.

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It is only in the most remote situations the spinning-wheel can be usefully employed, and even then, only in the absence of schools; every hour his children can devote to study, is far better filled up, than in making articles he can obtain from the mother country; his wool is well sold at any price, rather give it away than lose instruction to his family.

These remarks I heard, as near as I can recollect, last year, from an old Scotch back-woodsman, in conversation with a member of the House of Assembly, he finished with these words,—“although I wear a Canadian home-spun suit, it is a dear one, and in future I shall purchase all I want at the shops at York.”

Another strong inducement ought to actuate the British emigrant, namely, the greatly increasing value of land in Upper Canada; land in 1797, New York state, was only worth 1*s.* 3*d.* an acre, and now it sells from 5*l.* to 7*l.* 10*s.* and from the extent of emigration to Upper Canada, there is no doubt that a similar advance will in a few years take place in that country.

The following are the returns of the population in 21 states, 2 territories, and 5 districts, under the late census of the United States:—

	FREE WHITE. Persons.	FREE COL. Persons.	Slaves.	Total.
Maine .....	398,255	1,207		399,462
New Hampshire	268,910	633		399,462
Vermont ....	279,780	885		280,538
Massachusetts .	603,094	7,006		610,100
Connecticut ..	289,624	8,064	23	297,711
Rhode Island..	93,631	3,565	14	92,210

New England .				1,954,681
New Jersey ..	300,226	18,307	2,246	320,779
Pennsylvania .	1,296,966	37,747	381	1,330,034
Delaware ....	57,605	15,829	2,205	76,739
Maryland ....	291,023	62,942	102,878	446,913
North Carolina	472,433	19,575	246,462	738,470
South Carolina	257,898	7,915	315,665	581,478
Georgia .....	296,614	2,483	217,470	516,567
Alabama ....	180,171	1,541	117,494	309,206
Louisiana ....	39,191	16,753	103,631	215,575
Tennessee ....	537,930	4,513	142,379	684,822
Kentucky ....	518,678	4,816	165,350	688,844
Ohio .....	928,093	9,586		937,679
Indiana .....	338,020	3,562		341,582
Illinois .....	155,176	1,653	746	157,575
Missouri ....	112,065	542	24,825	137,427
Arkansas Ter. .	25,667	138	4,578	30,383
Michigan ....	30,848	253	27	31,128
District Columb.	27,635	6,163	6,060	39,850
Dist. E. Florida	4,515	343	4,045	8,953
Dist. W. do.....	5,329	396	3,733	9,479
Dist. S. do ....	368	83	66	517
Dist. M. do ....	3,173	18	7,586	15,777
Virginia .....				1,207,873

From the above statement, which is dated April 6, 1831, and received since I began to print, may be seen the extent to which slavery is carried on, even in the boasted land of freedom ; it is true, there are none in many states, and with the wisest and most liberal intentions, it is very difficult to see how the southern states may be emancipated, greatly as the measure is

desired by all the respectable gentlemen from the south that I ever conversed on this unpleasant subject, and abused as they are on account of holding slaves. I have invariably remarked, they were the most intelligent persons in the whole Union, and from those parts the greatest statesmen have sprung, since the commencement of the Republic.

Population of some of the principal cities in the United States, since the late census, 1831 :—

New York .....	213,107
Philadelphia .....	161,412
Baltimore .....	80,519
Boston and Charleston ..	70,164
New Orleans .....	48,674
Charleston, S. C. ....	30,287
Cincinnati .....	26,513
Washington City .....	18,823
Pittsburgh .....	17,635
Richmond .....	16,085

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## CHAPTER VI.

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### GENERAL ADVICE TO EMIGRANTS.

The two principal, and indeed only routes, to Upper Canada, are by the river St. Lawrence and New York, both of which may be considered as inaccessible during the winter months. The navigation of the St. Lawrence is generally closed by the ice five months in the year, and although the harbour of New York is seldom so closed, yet the Hudson river, and the Erie canal, which form the communication from thence to Upper Canada, are closed as regularly as the St. Lawrence, but for a shorter period. The Erie canal, which runs up to the borders of Canada, at Buffalo ends, is mostly open till near Christmas, when the water is let off; about the first week in April it is filled, when the greatest bustle commences towards the western country and Canada. The vessels

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generally go out in ballast, in order to return with cargoes of timber and other bulky articles, the produce of Canada, and are often of large dimensions, and being in ballast, have extensive accommodations for steerage passengers. From Quebec to Montreal, steam-boats ply daily, during the season; and the passage on deck is one dollar; it has been as low as 2s. 6d. From Montreal to York, in Upper Canada, or any place on the shore of lake Ontario, through the means of the arrangements of the Canada Company, emigrants may be forwarded at very low rates, from 25s. to 30s. exclusive of provisions, is sufficient.

Enquiries should be made at the outports to ascertain what vessels are bound to Quebec and Montreal, which can be easily known by calling at any respectable ship-broker. From London, the vessels mostly go from the London and St. Katherine's docks, and all information can be had on board. The terms to Quebec this season, has been from 3*l.* to 4*l.* for the passage of an adult, and more, if extra accommodations are required. Children, half-price; infants in arms free; provisions may be about the same. From Ireland and Scotland, the expence is considerably less.

The voyage in general does not exceed 5 or 6 weeks, in case it should, from contrary winds, being extended beyond the usual length, it is advisable to lay in provisions for 60 days, and if any part is left at the end of the voyage, it will be found useful in the journey up the country. Vessels sailing in April, frequently make the shortest passages.

The Act of Parliament requires the master of the vessel to see that all his passengers have the following quantities of stores—bread,  $\frac{3}{4}$  lb; beer,  $\frac{3}{4}$  gallon; fresh meat,  $\frac{3}{4}$  lb; vegetables,  $\frac{3}{4}$  lb. Cocoa,  $\frac{3}{4}$  oz.; sugar,  $\frac{3}{4}$  oz; tea,  $\frac{1}{4}$  oz. per diem. When fresh meat cannot be had, salt beef,  $\frac{1}{2}$  lb; flour,  $\frac{1}{2}$  lb.; peas,  $\frac{1}{2}$  pint. On those days that flour is used, raisins and suet may also be substituted for a portion of the flour. My own advice to persons is, to take  $\frac{3}{4}$  lb of meat, and 1 lb of bread, including flour, per diem, with plenty of vegetables, and such extra comforts as their circumstances enables them. In laying in stores, a few pounds of portable soup, is an excellent thing on the voyage, and persons going in parties, may always arrange to take a pig or two, and if they will look after it, a sheep; many take fowls, but they are much trouble, and are often very sickly. Ducks will do well, some herrings, salt fish, eggs, suet, butter, rice, onions and carrots, with a few apples for puddings, &c. form the principal wants; portable soup, unless you take fowls, is good in case of sea sickness.

Cabin passengers were taken this season by the John Danford, a regular Quebec trader, at 13 guineas, and completely provided, not including wine; and from this price to 20*l.* is the usual fare, in proportion to the room wanted, and style of living. So much depends on how the captains are circumstanced for freight &c. that 30*s.* is often asked for steerage passengers, and 5*l.* to 10*l.* more for cabin, by ships laying alongside each other. The careful emigrant should narrowly watch this matter.

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Parties going together in the steerage, or half-deck, would do right in closely examining into the exact accommodations they are to receive, such as water-closets; if they are to be allowed the use of the quarter-deck at sea; at what time the lights are expected to be put out; these cautions may prevent bad feelings on the passage; and cabin passengers, particularly those with families, should do the same, ascertaining what wine, spirits, and porter is allowed, to prevent misunderstanding when out. Many vessels offered to take steerage passengers, at 7*l.* 10*s.* and find them with respectable accommodations; this for single persons, with a few extras they might provide themselves, would answer their purpose better than having the trouble of laying in, and cooking their own provisions.

The steerage passage by way of New York, is from 5*l.* to 6*l.* in the regular packets, and on landing, you are charged one dollar per head towards the hospital fund; this to an emigrant with a wife and large family, comes high. The cabin fare is 25*l.* without wine, &c. and 30*l.* with, and it must be allowed a good table is provided; the passage is often made in 25 to 30 days, although the regulations are very strict on landing, the officers appointed by government, act more liberal than on landing in Britain; they are above a bribe, and will do their duty, unpleasant as it is, in an upright manner. I have been allowed to leave a ship in an hour after being at the quay; and in England, you may think yourself fortunate if you get your luggage in a day; besides, having the trouble

and expence to take your tattered wardrobe to the Custom-house, a grievance that demands looking into. As the vessels generally are light, luggage is no consequence, if you let the captain know in time, or he may charge all over one, one ton to a family.

Parties going by way either of Quebec or New York, frequently arrange with the captain to have a portion of the steerage partitioned off, 8 or 10 feet square, which is both economical and pleasant, particularly with families, as they are independent of the many. Three or four going thus, will possess all the comforts of the cabin, and at one-fourth the expence. When you get to sea, much of the distinction of cabin and steerage, if respectable, ceases, and once landed, no enquiries are made in what part of the ship you came in. The cabin is all very well for single ladies and gentlemen, but with families, it is an expensive place, and the money so spent, would be useful on getting into a new country. In the steerage, the lights are put out at 9 o'clock, and no smoking is allowed between decks in any part of the vessel.

Those who have more cash than they have occasion for, and wish to pay brokers, and all the tribe that will beset them, will have plenty of opportunity to keep their hands going; but if industrious, and choose to go to the Searchers'-office, they may save 1s. 1s. 6d. and 2s. on all their package. Ask for a printed form, which they must sign, and deliver to the Custom-house officer, with a tender to allow him to examine the packets, luggage, or baggage, if he wishes it. He signs it, and this is all that is required

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from emigrants, who may then ship it without any expence, except wharfage charges.

No heavy or cumbrous baggage ought to be taken, household furniture, iron utensils, implements of husbandry, in short all articles of considerable bulk or weight will cost, in freight and carriage, more than the expence of replacing them in Upper Canada, besides the trouble of their conveyance, the risk of damage, and the danger of articles carried from England or Ireland being found unsuited for use in America. The baggage of emigrants should consist only of their wearing apparel, with such bedding and utensils for cooking, as may be required on the voyage; and any articles of clothing not intended to be used at sea, ought to be packed in water-tight case, or trunks, not exceeding 80 or 90 pounds in weight.

Passages to Quebec may be obtained on the most reasonable terms, from any of the great shipping ports in Great Britain and Ireland; it is expedient that the emigrant should embark early in the season, that he may have the summer before him, and leisure to settle his family comfortably, before the winter sets in.

From my knowledge of the Upper Province, I am enabled to state accurately, the description of persons, best adapted for the country. In my journey through the different townships, I invariably collected from the best sources, the trades that were most useful; the greatest demand has always been for farming persons, women are also required who understand dairy work, more particularly in the western districts; at present, but little cheese is made in Canada, but vast quantities

are annually brought from the United States; the cheese made at General Wardsworth's farms, on the Genesee river, obtain the best prices.

The land may be cleared completely, and fenced-in at the rate of 3*l.* 10*s.* per acre, by the single acre; and if given out in 10 acre lots, much cheaper; and such persons as emigrate with means, I would always advise them to hire the first year for clearing, &c. at least one Canadian servant, to teach him and his people. Farm servants, if hired by the day, obtain from 3*s.* to 4*s.* 6*d.* per diem, exclusive of board; 3*l.* per month and board, or 30*l.* per annum, when hired by the year. Farms are frequently rented upon shares; the tenant is furnished with horses, oxen, and agricultural utensils, by the owners, who receive one-third or one-half of the produce as the parties agree on. I have no great opinion of the plan, if any thing else can be found to do, as I generally see the emigrant does not rise so quick as when left to his own resources. But if emigrants choose to take farms on these terms, there are always abundance of them to be had.

Notwithstanding the quantity of labour, in clearing a piece of land, the first crops rarely fail to afford a return more than sufficient to repay all that has been expended. The clearing, fencing, sowing, harrowing, and harvesting an acre of land, will cost, including the first instalment, nearly 6*l.*; the produce seldom fails of being 25 bushels, at 5*s.*—6*l.* 5*s.* The second year, the formidable item of clearing, is avoided, and the cultivation is greatly reduced in cost.

The ashes are collected after logging and burning, the price of which in 1830, was 5*d.* per bushel, and when manufactured into pot and pearl-ashes, according to Colonel Talbot's statement, before a committee of the House of Commons, nearly paid for clearing. The price of pot-ash at Montreal last March, was 30*s.* to 30*s.* 9*d.* per cwt.; pearl-ashes, 33*s.* to 34*s.* per cwt.

Some persons take a quicker mode of clearing land, though not so seemly in appearance, by girdling, that is, cutting down all the light timber, brush, &c. and simply chopping a notch round the heavy trees, deep enough to destroy future vegetation, leaving it standing 2 or 3 years, when it may be easily cut down, better prepared than green forests, subject however to this inconvenience, that cattle are often destroyed by the falling trees; about half of the labour in burning, &c. is saved.

A settler upon getting possession of his land, generally erects on the most convenient spot, a shanty, which is a temporary hut, made of any materials at hand, with a rude roof, it is commonly open on one side, nigh to which during the night, the inmates who sleep within, raise a great fire to keep themselves warm. This shanty is put up in a few hours, and affords a protection to the settler, while he examines for a spot to build his log-house, and preparing the materials necessary.

The usual dimensions of a log-house, are 18 feet by 16 feet; the roof is covered with shingles or bark, and the floor with rough hewn plank; the interstices

between the logs, which compose the walls, being filled up with pieces of wood and clay, and a hollow cone of coarse basket-work does the office of a chimney. The whole expense of a house of this kind will not exceed from 10*l.* to 12*l.* supposing the emigrant puts the work all out, but much of this work is done gratis. I have seen great numbers erecting, it is done by what is termed making a bee, which is, collecting as many of the most expert and able-bodied settlers to assist at the raising, by which the walls are put up in a single day, without peril of life or limb among the workmen, and in that case, the whole expense often does not exceed 4*l.* or 5*l.* But I should state that a superior log-house, to a farm of 150 acres of land, will cost from 20*l.* to 25*l.*

A settler should be careful not to destroy his timber in a careless manner, by burning it in large log heaps after he has cleared a few acres; some of the finest timber in the world is often considered as an eye-sore, and the sooner it can be utterly destroyed the better; but where the parties are able to wait, by only burning the tops and underbrush in the field, and if all, or part of the heavy timber, was cut into cord wood, or split into rails, it would be much better for the small freeholder: and afterwards when the whole projected clearance was made, and it became necessary to attack the reserved trees, only to thin them out. Many generations must pass before there can be any want of fuel, and there is the comfortable assurance of plenty of coal in various parts of the country.

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There is ample range in the woods for any quantity of stock, such as cattle and pigs, so that the small farmer is freed, for some years, of the necessity of having any part of their lands in pasture. Swedish turnips are found to answer exceedingly well; I have seen a crop at Newmarket, and another 18 miles up Yonge street; but it is necessary to house them in the winter. With two acres of this valuable root, and the straw of his Indian corn, wheat, barley, or oats, he may maintain, comparatively, a large stock of horned cattle through the winter, and in the summer, the only trouble attending them will be an occasional visit to see that they are going on well, and provide them at certain places some salt. Pigs grow very fat while running at large in the woods, especially at the fall of the year; a Yorkshire emigrant settled on Dundas street, told me last year, he saved off his farm with not over 80 acres cleared, upwards of 50*l.* by his pigs alone.

All the taxes or assessments, put together, on a farm of 100 acres, will only amount to a few shillings, there being no tithes: labour alone is the great expence of the land.

It is my intimate knowledge of the value of labour that always induces me to urge new settlers to be so guarded in their choice of situation; the intrinsic value of land is nothing in comparison with roads and a good neighbourhood to these free grants, they are not worth accepting. This is one grand reason that I call the attention of future settlers to the towns of Guelph and Goderich, hundreds of most

useful emigrants have delayed their advancement from being so precipitate in their purchases; in all cases where circumstances will permit it, I would advise them to wait some months, and if they have ample means, by purchasing bank stock, it will produce them 8 per cent. No people make more fatal mistakes than the English in this one particular, often times simply because some old acquaintance is settled in a distant township, he is induced to purchase, where he has all the roads to make at his own expence, and if far from a main road, that step will either break his spirits, or make him discontented with his situation. In all cases endeavour to be near a saw and grist mill, these alone render property of value. I expect some hundreds from Suffolk, Essex, and Norfolk, will settle in these towns, or near them, during this season.

It is to this part of Upper Canada that I would seriously advise English farmers, who think of emigrating, to turn their close attention; even those gentlemen in the army and navy, who can still command grants from the crown, would, I think, act more for the real comfort of themselves and families, by purchasing improved farms as contiguous to the grants as possible, and simply confine their exertions on them to what is obligatory, advancing as emigrations fill up the country, and no fear exists in my mind of this being done. The Americans are so sensible of the superior advantages we enjoy, that great numbers of them annually settle all along the western frontier,

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and it is a well known fact, that most mechanical operations are carried on by them.

A friend of mine last year bought an excellent farm, 17 miles from York, on Yonge street, containing 100 acres, 65 of which was cleared and in crop, the rest in timber, for 1,200 dollars, or 300*l.* half of which was paid down, the remainder in 3 years ; consequently it must be clear to all who examine this purchase, that 150*l.* was the real cost of the farm, because in three years the profits of the land will easily pay the arrears. There was on the premises a good hewn log-house, with cellar, pump, smoke-house for curing bacon, venison, &c. piggeries all in good repair. The stables, barns, &c. were in bad condition, an excellent kitchen, garden, and orchard with 50 trees, all in bearing. The purchaser, who was a keen man, made me the following calculation of what was absolutely necessary to enter on the same farm. It stands thus :—

	£.	s.	d.
Cash paid down .....	150	0	0
1 yoke of oxen, 12 <i>l.</i> 10 <i>s.</i> 1 horse, 12 <i>l.</i> 10 <i>s.</i>	25	0	0
Sow and pigs, 3 <i>l.</i> 2 cows, 3 <i>l.</i> each, 20 sheep, 5 <i>l.</i> .....	14	0	0
3 young heifers, 6 <i>l.</i> waggon, 15 <i>l.</i> harness and log chain, 5 <i>l.</i> .....	26	0	0
Plough, 4 <i>l.</i> seed corn, 5 <i>l.</i> .....	9	0	0
Harrow, axes, and sundries .....	5	0	0
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which sum, and just sufficient to maintain the house through one season, enables him to enter upon a comfortable occupation : it was only one mile from the main road.

Such persons as can afford it, will do well to take out a two or three years' stock of clothes, shoes, and a stout fur cap ; the summer articles most required are strong drill and duck trousers, light round jackets ; for winter, fearnought trousers and stout coatings ; leather gaiters during frosty weather are excellent, and not to be bought in Canada ; beds and all kinds of bedding, mattresses, a mangle, an eight-day clock without case or dials, for the mere movement would cost 10*l*. in any part of Canada, the whole country being over-run with wooden clocks, which sell as high as 5*l*.

Books should be packed in good beer casks, they are often damaged without this precaution. Malt-mills, thrashing machines, garden seeds, and all kinds of grasses, except timothy.

Stock, either sheep or horses, will be certain to succeed, but are much trouble in getting over, great care being required on the passage. I have never seen a cart horse, or good bred sheep in Canada.

The English grey rabbit is not found in the Province, nor is the hare the same kind of animal we have in England, through the whole country fine situations present to raise great quantities of rabbits, and to considerable advantage ; some gentleman in the Lower Province was so impressed with the idea, that he has written a pamphlet on the subject, showing the profit to be made from them. A very considerable quantity

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of rabbits' wool has been shipped this season from England to the United States, and I would advise all farmers going out, to take a few couple over, and above all things, when arrived, not to sell them, as there will be plenty of offers, but keep them and raise a stock. The sides of many of the hills would be most favourable for rearing them, but it would, of course, be necessary to enclose a place, or they might be destroyed by the numerous sportsmen who traverse the woods *ad libitum*. The fur could be sent home or to the States, and the carcass would be of ready sale in all the towns, which are generally badly supplied with poultry, game, &c. The surrounding woods afford an abundant supply of food at all times, but in the depth of winter Swedish turnips and carrots could be given them from the root house.

All common artisans and mechanics may venture at a certainty of full one-third, and many double the wages, they get in England, of this I have seen hundreds of instances; tailors charge 20s. for making a coat, shoemakers, 22s. 6d. for making top-boots, 13s. 9d. for Hessian, 12s. 6d. for Wellington's, these wages were struck for last October, and the masters were obliged to allow them. A cooper is a good trade; bricklayers from 7s. 6d. to 8s. 9d. or 15s. per thousand laid. In the large towns, dyers are wanted, all this business is sent to the States, either Rochester or Buffalo. Mill-wrights, iron and brass-founders make great wages, shipwrights very much wanted, particularly men of talent, in that profession.

In proof of this, I will merely state, that Mr. Betts, who emigrated last year from Bungay, in Suffolk, a mill-wright, landed at Montreal with very scanty funds, went to work as journeyman, and in the course of twelve months commenced business, and had 7 or 8 journeymen in his employ. The gentlemen in Montreal, finding him a man of genius and industry, on his returning this season for his wife and child, commissioned him to go and examine the principal rail-roads, &c. in England. He returned in April with a number of his acquaintances with him. The great number of steam and other vessels building in Canada, might prove a vast source of employment to the unemployed ship-builders of England, and it is their true interest to look after a trade like this, instead of letting it go into the hands of persons from the United States. There can be no doubt but that steamers will be built on lake Erie, for all of which, I suppose, British capital must be sent to the Republic, unless some spirited individuals go and superintend the erection of them from hence; it is talent only that is wanted, Jonathan never brings over cash, unless he means like old Philemon Wright, of Hull, to become a settler, and build a town. Rope-makers, upholsterers, turners, blacking-makers, a manufactory for Printers' ink. I have more than once known a public Journal delayed for want of ink, which is chiefly supplied from the United States, brewers, malsters, engineers, also a good architect and practical builder, bookbinders, plaisterers, and indeed all common mechanics and artisans, from the immense quantity of public and

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private works now in progress through the Province. I have recently seen in London, many engineers, mill-wrights and others, apply for information to get to America, and from the questions I put to them, it appeared they earn from 30s. to 36s. per week, but do not obtain more than half employment; in Canada they would, if steady, and properly qualified, get constant work, at not less than from 6*l.* to 8*l.* per month, and boarded, especially in all the new towns or settlements.

There is not a vinegar distiller, that I am aware of, in the province, and the consumption is very considerable, which is all brought up from Montreal, and chiefly imported from England; the vinegar made in the country, from cider, will not answer for pickles, &c. Glue-makers, few or none in the country, an immense quantity used; only one parchment-maker in the Upper Province; an English parchment manufacturer would soon find ample employment, the skins are well adapted, being free from spots and grease. Persons with sufficient capital may employ it to great advantage in the tanning and currying lines, and the leather trade generally.

If any person with a competent knowledge of brewing would commence in York, or on the lake, within 10 or 20 miles, it would be an absolute impossibility not to succeed, all are anxious to obtain the beverage they have been accustomed to, added to which, it is a well known fact to every one, that all who have commenced, even without a knowledge of it, have not

merely succeeded, but actually saved fortunes. Maltsters also much wanted, there being a great difficulty to obtain malt, which is chiefly made by the brewers for their own use; the recent emigrants would brew if they could get malt. Hops are very inferior to English, from the little care paid to the growth of them, and are chiefly imported from the United States, price about 1s. 3d. per lb. The Sussex, Kent, and other hop-growers would do well to weigh this subject and act upon it, as the ground is now open to their exertions, and plenty of spots in which they could be cultivated to advantage.

Small farmers able to take a Suffolk stallion, and a four-horse threshing-machine, I am confident would make an excellent living, and from the improved state of the roads, no difficulty would prevent their getting from farm to farm. On the subject of stock generally, if the Canada Company acted with spirit, they would send over to a farm of their own, all the best kind of stock the colony require; and there are persons in England, who would avail themselves of the chance to send such implements as would answer: *viz.*—small mills, at 12 guineas for corn, malt-mills, and it is to be hoped, some individual will accomplish the manufacture of our staple want, axes, chief of which we now obtain from the United States, at from 12s. 6d. to 15s. currency, which could be well afforded from England, at 7s. 6d.

Another class of persons greatly wanted, are young ladies, properly qualified to act as teachers in families, as there is a sad dearth of female seminaries; they

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would be required to teach, music especially, and the usual routine of female accomplishments; French is not of much consequence, as numbers in every town speak it. In York, I believe, there is but one ladies' school, and lower down, many young ladies are sent into the United States for education, this is not the case with the youth of the other sex, for whom there are numerous establishments. Respectable families emigrating with daughters so qualified, would have no difficulty in placing them out to their satisfaction.

Poor persons with families can always place out their children to advantage, the boys to trades, their employers teach them, and also provide clothes and pocket money.

Manufacturers generally are not wanted, the price of labour, machinery, and the difficulty in managing men where land is always at their command, render it generally a loss to the individual who attempts it. Silk, cotton, and cloth-weavers will be disappointed in Canada, and in my opinion, in the United States; nor is either country yet prepared to encourage superior artists in any line, even in New York nearly all their eminent men flock to England, and as a proof of this statement, I was recently told in that city, there was not a painter or engraver of celebrity; in the mechanical arts, except that of steam engines, which are too bulky, from the facility and constant intercourse between that port and Liverpool and London, most masters requiring nicety, are sent over by the packets, and returned as quickly as they can be done

there, and much cheaper. The information I obtained from Mr. Demilt, an extensive watchmaker and jeweller in New York, to whom I applied for a situation for a person he knew in London, a most superior hand, his advice to me was, as near as I can remember, in these words:—"If he can earn 30s. to 35s. per week in London, let him stop there, unless he means to go into the country and farm, and follow his business," quaintly adding, "common hands will make far better progress here than good ones, and from my close observation, the same applies to most trades." I may be wrong in some of these points, but I have paid sedulous attention to what happened in my travels, and I think Mr. Demilt's opinion holds good in most cases.

The Norwich bombazine and silk weavers, who emigrated last year, the foreman of the mill, a Scotchman, candidly told me, the poor men would have all gladly returned, had they possessed the means; when he set them down to work in the York mills, Oneida county, where they had to learn a new business, with all their exertions they could not earn more than about 4 dollars, or 17s. 8d. per week. "The query is," he added, "could they do this at home; that in his opinion, Lancashire cotton weavers would earn nearly one dollar more per week."

At all events, it has taken me extreme pains and much time in acquiring these minute particulars, and I beg all who think of emigrating, excepting farmers or labourers, to weigh it well before they leave their looms. In the vessel I returned in last winter, several

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cloth-weavers from Leeds were on board, who admitted on an average they could earn as much in England as in the States; while, on the other hand, were Irish day labourers and bricklayers, who had saved money enough to return and take out their wives and families. It is only actual workers that bid fair to succeed, unless they have small property.

To the agricultural class of emigrants every possible encouragement is given; such as are simply desirous to obtain work, if they proceed direct to York, are more sure to obtain it than in the Lower Province, where the rate of wages is much lower; the general prices to a farming labourer in the neighbourhood of York, Guelph, and Goderich, varies from eight to twelve dollars per month and his board. Some thousands landed last season at York, and all found employment. It is also a matter of much encouragement to the poor class of emigrants to know that the legislature, aided by the assistance of some gentlemen in and about York, have this year erected a commodious building in York, for the temporary use of such emigrants as may need it, and to prevent the inconvenience which has happened from their not being able to find accommodation at inns on their first arrival, it is the duty of the superintendent of that establishment to seek employment, and direct those who wish it, to persons in the country, who require servants. This last season much grain, within 15 and 20 miles of York, was wasted, for want of hands in the harvest.

All emigrants on arriving at York should go first to the emigrants' asylum, and they will there learn particulars of the country, &c. and if they have children they wish to provide with situations, the editor of the Courier paper will always put in an advertisement gratis, and I believe, the columns of the Advocate and Canadian Freeman, are also open to them.

It must be a satisfaction to persons inclined to emigrate, to hear admitted on all sides, that the mechanic, small farmer, and day labourer, no sooner land, than they are eagerly sought up and employed. The rate of farming wages are as steady as the price of grain, and while it maintains 5s. per bushel, no kind of doubt need be entertained of its continuance; the mechanic and artisan also, in all common trades, while the spirit of improvement goes on with its present strides, may rest assured of employment, at the same time not to forget to take their tools with them.

The labourer should go out in the spring, others are always in season, indeed the industrious may be convinced of this from the following extract from the Quebec Star:—"It is a fact, worthy of record, that all the money deposited in the savings bank of this city, which may be estimated at 10,000*l.* consists of the savings of poor Irish labourers and servants, many of whom arrived pennyless."

To such as seriously think of emigrating, before they allow themselves to be led away with accounts of Van Diemen's Land, Swan River, &c. let them only calculate the expence of removing themselves and

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families to each colony, the time that must elapse before any profitable return can be made, if at all, in either of these places, and where their market is to be : while in Canada all is defined, and certain profit can be proved. In the next place, the actual cost of the transit of a large family to Van Diemen's Land, would put them on partially-cultivated farms in Canada, in 8 weeks, on an average of this year's passage ; from leaving the ports of Hull, Liverpool, Portsmouth, Bristol, &c. many emigrants told me they reached York in 7 weeks from England.

These, I beg leave to submit, are important truths, widely different from all the Swan River speculations. Upper Canada offers a certain investment for capital. From all that has been done on the Rideau, it is not likely the government of this country will abandon the undertaking, after expending upwards of 572,000*l.* and on its completion, it will make that province the same flourishing country which astonishes all who travel on the Erie canals. What must urge on the support of the British Parliament is the certainty of a full benefit of the capital abstracted from England ; it will find its way back in the increased consumption by the Canadians, of manufactured goods : no manufacturer can exist in that country while the price of labour remains as it is.

It would be sound policy in the Canadians instantly taxing themselves to the same amount done in the United States, rather than keep the colony in its present state of abeyance ; let them make good roads,

bridges, canals, &c. and they can afford and will readily pay all reasonable taxes the House of Assembly think fit to enact. If any grand national work is wanted, it can be done much easier by England, as she is able to raise loans at 3 and  $3\frac{1}{2}$  per cent. while in Canada the interest would be 6 per cent.

Persons who possess the means of getting their land cleared, will find the following calculation of use to them; and from the pains taken to come at the truth, its correctness need not be doubted. I submitted it to several competent Canadian farmers, who all agreed with it, among whom were Mr. O'Brien, and the Messrs. Gappers, on Yonge street.

<i>Dr.</i>	£.	s.	d.
Clearing and fencing one acre of land, formerly 3 <i>l.</i> 15 <i>s.</i> .....	3	0	0
1 bushel seed wheat.....	0	5	0
Harrowing, not ploughed the first year..	0	7	6
Reaping .....	0	12	6
Thrashing .....	0	12	6
First instalment on 15 <i>s.</i> the best price ..	0	3	0
If 20 miles from market, 3 <i>d.</i> per bushel.	0	6	3
	£.5	6	9
<hr/>			
<i>Cr.</i>			
25 bushels wheat, 5 <i>s.</i> .....	6	5	0
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leaving 18*s.* 3*d.* to the credit side the first year; but if it only clears itself, the land is ample remuneration,

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year; but  
uneration,

especially if taken at the extreme price of 15s. per acre, as that at 7s. 6d. is equally as valuable, except in point of situation, &c. Nor is 25 bushels an average, if the land be well managed, it is expected to yield between 30 and 40 bushels the third year, and any careful person will have cleared 70 acres by that time; this calculation supposes all the labour to be hired. Upon the whole line of lake Erie, the Canada Company hold some large blocks of land, which would answer admirably for persons having a capital of not less than 1,000*l.* or for persons uniting in bodies, or families. In order to shew the advantage they derive from so employing their capital, I have supposed a case of a party taking a whole block of 5,000 acres at 12s. 6d. the purchase-money would amount to 3125*l.* one-fifth to be paid down, the remainder in five annual instalments, or at such longer periods as the parties mutually agree upon, being governed by their funds. In my opinion, it can generally be all paid off in 5 years, and leave them a handsome surplus to sell to future emigrants. At the end of the second year, I expect the party would be able to erect a comfortable brick house, burn their own bricks, which could be safely done for 500*l.* I have seen several good houses, built for that sum; and in all probability if a stream was near, it would be advisable to put up a saw-mill, one capable of cutting 2,000 feet of boards per diem, will not exceed from 150*l.* to 200*l.* and enable them to convert their timber to more profit, than making it into pot-ash, pearl-ash, or black salts. Respectable persons moving in this manner are morally certain of

bringing about them a nucleus of their friends from home, and other settlers. Farmers possessing a capital of 1,000*l.* with a working family, I consider as the maximum which can be beneficially employed on land at first; if they have more than that amount, I would advise all such to go and purchase stock in the Upper Canada bank, the interest is 6 per cent. and the shareholders regularly divide a bonus of 2 per cent. making a clear profit of 8 per cent. on capital not required for land.

The account on 5,000 acres, at the end of five years, would stand as under:—

FIRST YEAR.			
<i>Dr.</i>	£.	s.	d.
One-fifth paid down .....	625	0	0
Clearing and fencing 300 acres, at 3 <i>l.</i>			
per acre .....	900	0	0
Seed, 75 <i>l.</i> harrowing and harvest, 50 <i>l.</i>	125	0	0
Dwelling-house, barns, &c.....	150	0	0
4 yoke of oxen ... ..	50	0	0
Log chains, 7 <i>l.</i> 3 horses, 75 <i>l.</i> waggon,			
15 <i>l.</i> .....	97	0	0
Sleigh, 4 <i>l.</i> 10 <i>s.</i> 4 cows, 16 <i>l.</i> 2 ploughs			
and 4 harrows, 8 <i>l.</i> 10.....	29	0	0
4 axes, 2 <i>l.</i> 30 sheep ewes, 15 <i>l.</i> pigs,			
poultry, &c. 10 <i>l.</i> ....	27	0	0
5 young steers, 10 <i>l.</i> thrashing machine,			
25 <i>l.</i> .....	35	0	0
Fanning machine, 5 <i>l.</i> expenses of thrash-			
ing, 10 <i>l.</i> ....	15	0	0
Indian corn, 200 bushels, for cattle, 2 <i>s.</i> 6 <i>d.</i>	25	0	0

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	£.	s.	d.
Oats, 312 bushels, at 1s. 3d. 19l. 10s.			
10 tons hay, at 3l. 10s. ....	55	0	0
Interest on 2,500l. left on the estate....	150	0	0
Balance remaining, which will go towards the maintenance of the party and his family .....	78	0	0
	<u>£.2360</u>	<u>0</u>	<u>0</u>

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Proceeds of ashes, &c. ....	500	0	0
The Americans and Canadians gene- rally make them pay all the expense of clearing.			
7,500 bushels of wheat, estimated 25 bushels per acre, at 5s. per bushel ..	1860	0	0
	<u>£.2360</u>	<u>0</u>	<u>0</u>

## SECOND YEAR.

*Dr.*

97 0 0  
29 0 0  
27 0 0  
35 0 0  
15 0 0  
25 0 0

Second instalment upon 2,500l. leaving 2,000l. due .....	500	0	0
Ploughing 300 acres, at 7s. 6d. ....	112	0	0
Seed, rather more than previous year..	85	0	0
Harvesting, and sundry work on farm..	50	0	0
3 workmen, at 10 dollars per month....	90	0	0
Boarding ditto, at 1½ dollar per week..	81	0	0
the men performing all harrowing, &c.			
Clearing 50 acres of new land as mea-			

	£.	s.	d.
dows, and for raising Indian corn, rye, peas, &c. for cattle, stock, &c. ....	150	0	0
Fodder for cattle, less than previous season .. .. .	50	0	0
Blacksmiths' and collar-makers' work, 25 <i>l.</i> carpenters' and wheelwrights', 70 <i>l.</i> .. .. .	95	0	0
Seed, for extra 50 acres, &c. ....	13	0	0
Interest on 2,000 <i>l.</i> left on the estate ..	120	0	0
Balance remaining on the second years' account, only a small part of which will be required for the maintenance of the party and his family .....	897	0	0
	<hr/>	<hr/>	<hr/>
	£.2243	0	0

Having 350 Acres under cultivation.

*Cr.*

7,500 bushels wheat .....	1860	0	0
Ashes off 50 acres .....	83	0	0
1200 bushels of wheat, off the last 50 acres, at 5 <i>s.</i> .....	300	0	0
	<hr/>	<hr/>	<hr/>
	£.2243	0	0

THIRD YEAR.

*Dr.*

Third instalment upon 2,000 <i>l.</i> leaving 1,500 <i>l.</i> due .....	500	0	0
Ploughing 300 acres, at 7 <i>s.</i> 6 <i>d.</i> .....	112	0	0

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			Seed for ditto .....	90	0 0
0	0	0	Harvesting ditto .....	60	0 0
0	0	0	50 acres left for stock, pigs, &c. the utmost expense on which, and for keeping up the stock, cannot exceed	50	0 0
			3 workmen, including board .....	171	0 0
5	0	0	Boy .....	20	0 0
3	0	0	Clearing 100 acres fresh land, and crop- ping it .....	342	0 0
20	0	0	Blacksmith .....	25	0 0
			Carpenters, wheelwrights .....	40	0 0
			Thrashing, and collar-maker's work ..	25	0 0
7	0	0	Interest on 1500 <i>l.</i> left on the estate....	90	0 0
			Balance remaining on the third years' account for maintenance, &c. ....	1436	0 0
43	0	0			
			£2,961	0	0

## 450 Acres improved.

			<i>Cr.</i>		
60	0	0	8,700 bushels of wheat, at 5 <i>s.</i> ....	2175	0 0
83	0	0	Ashes off 100 acres .....	166	0 0
00	0	0	2,500 bushels of wheat, at 5 <i>s.</i> off the last 100 acres .....	620	0 0
43	0	0			
			£2,961	0	9

## FOURTH YEAR.

			<i>Dr.</i>		
00	0	0	Fourth instalment upon 1,500 <i>l.</i> leaving 1,000 <i>l.</i> due .....	500	0 0
12	0	0			

	£.	s.	d.
Ploughing 400 acres, at 7s. 6d. ....	150	0	0
Seed for ditto .....	120	0	0
Harvesting ditto .....	80	0	0
50 acres left for stock, pigs, &c. as last year .....	50	0	0
4 workmen, including board .....	228	0	0
Boy .....	20	0	0
Clearing 100 acres, and cropping it....	342	0	0
Blacksmith and harness-maker.....	30	0	0
Carpenters and wheelwrights .....	40	0	0
Thrashing .....	30	0	0
100 sheep .....	30	0	0
Interest on 1000l. left on the estate....	60	0	0
Balance remaining for maintenance, &c. 1,106	0	0	
	<u>£.2,776</u>	<u>0</u>	<u>0</u>

## 550 Acres improved.

*Cr.*

3,700 bushels of wheat .....	2,175	0	0
1,500 ditto barley, at 3s. ....	375	0	0
Profit on stock .....	60	0	0
Ashes off 100 acres .....	166	0	0
	<u>£.2,776</u>	<u>0</u>	<u>0</u>

## FIFTH YEAR.

*Dr.*

Fifth instalment .....	1,000	0	0
Ploughing 500 acres .....	187	0	0
Seeding ditto .....	150	0	0

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bushels per acre is only a fair average crop, which the land will yield 3 years for wheat, without injury, and the remainder of the purchase will permit the bulk of this portion, when required to be converted in a grazing farm, must always yield a good profit. A considerable deduction from these profits would ensue where the party has all his roads, &c. to make, or even side roads to a main one; and in regard to the pot and pearl-ashes, I am borne out by most writers on Canadian farming; in my estimate I have kept considerably below what may be made from the ashes, particularly if the party make their own pot-ash, with merely a rough building (a shanty) in the woods, with an iron kettle and a few tubs will do, and of course yield a greater profit.

From the extent of emigration, the price of corn may be fully anticipated to maintain 5s. per bushel, which has been about the price since 1827.

Upwards of 28,000 emigrants landed last season at Quebec, the greater part of whom proceeded to the Upper Province.

At one period of my life I imagined the religious opinions of men, on quitting their native land, affected them most; I now think the love of country has a stronger hold on their minds, for a while; on reflection, one is a definable sensation, we can all remember what has occurred, and what we have left; but in regard to the other question, it must ever remain a subject which requires the exercise of a certain degree of implicit faith in those doctrines we profess, and which we find all men can as acceptably perform to the Deity in one

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quarter of the world as in another; and in Canada, difference of opinion on matters of faith seldom or ever lead to unpleasant feelings—we mutually agree to differ. Upon going into our courts, you will as frequently see a catholic magistrate on the bench as an episcopalian, being all eligible to that office, consequently have confidence in each other; these considerations operate on our minds, and ultimately tend to reconcile us to a country in which the language, customs, and most of its inhabitants are of the same common origin. As far as true religion extends, those who live in towns, and endeavour to act under its guidance, are as strictly devout as they are at home, or may be, and if future new settlers will use common caution, concentration will give them all these advantages. Political asperities seldom interrupt the harmony of families, being chiefly confined to the editors of newspapers, whose disputes have been alike annoying to their own immediate friends, the public at large, and injurious to the best interests of the colony.

The principal reason I have not gone more minutely into the system of farming, as conducted in Canada, is, because it is so easily acquired, and many sensible persons, both Americans and others, have often told me they would as soon see emigrants who had not followed agricultural pursuits; as such, they would naturally bring their ideas of an old settled country with them, which from endeavouring to follow, they too frequently incur needless expences, which the condition of no new country justifies. All

the information actually needed is readily obtained from their neighbours, and I trust the day is gone by for emigrants planting themselves where they have none. I believe most land requires three years to get it into profitable cultivation, and seven years before the stumps are all cleared off, excepting pine stumps, which remain many years an eye-sore to the neat farmer, long before which time the emigrant is equal to his new life, having a due regard to preserving all his manure, till he finds the land requires it. Hemp, from all my enquiries, and I made many, does not in the present state of the country, both in regard to population and wealth, justify its culture; labour enter, too deeply into the cost of raising and dressing it, notwithstanding the government have offered a *bonus*, still it does not progress.

In conclusion, myself with many others regret that so much capital has been diverted from England in agricultural speculations, to countries that never can succeed for generations to come, from their distance from suitable markets; these ideas suggest themselves from reading a few days since, in the *Times*, the editor's remarks on a pamphlet recently published, in which New South Wales is mentioned, praising a former work by the same gentleman, but simply remarking, they were not so well pleased with it, that it is more elaborate in its reasonings, and deals more in theories, on which people may differ, than in facts and descriptions, of which all acknowledge the importance when stated with accuracy, or drawn with fidelity; from perusing what followed these observations, I was

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led to infer, it must be clear to all who compare prices between Canada and New South Wales, not much sagacity is required to determine their choice; none but large capitalists and downright drudges can go to the one country, small means will not bear up against low prices, and 23s. per week for day labourers, nor is 2d. per lb. a remunerating price there for meat; as for grain, they have no market but themselves; let those who have returned paint the scene, and I fear it will not prove tempting. When we see so much nearer home, what the Americans have accomplished in New York State, without any pretensions to similar wealth like that of Great Britain, if we but imitate her energies, the same results must inevitably follow.

*List of Prices of Articles in common use, York,  
Upper Canada.*

	s.	d.	s.	d.
A Salmon, from 6lb. to 10lb. ....	3	9	to	5 0
Ditto, when abundant .....	1	3	..	2 6
White fish, from 2lb. to 4lb. per doz.	5	0		
Bread, 4lbs. ....	0	6	..	0 7½
A goose .....	1	6	..	2 6
A turkey .....	2	3	..	3 9
Cheese, Canadian, per lb. ....	0	3	..	0 4
Ditto, English.....	1	10½	..	2 0
Sugar, West India ..	0	6	..	0 7
Ditto, maple .....	0	3½	..	0 4
Ditto, lump.....	0	8	..	0 10
Soap generally made, but at stores	0	2½	..	0 3½
Candles, moulds.....	0	7½		
Vinegar, English, per gallon.....	4	0		

	s.	d.	s.	d.
Vinegar, Canadian, ordinary, from				
cyder .....	1	0	to 1	3
Tobacco, per lb. ....	0	7½	0	9
Madeira wine, good, per gallon....	12	0	15	0
Port, inferior .....	10	0	12	6
Champaigne, per dozen, good ....	45	0	60	0
Claret .....	35	0	40	0
Ditto, inferior .....	25	0	30	0
Best Cognac brandy .....	7	6	10	0
Common ditto .....	4	4	6	3
Rum .....	5	0		
Holland's Gin .....	6	3	7	6
Scotch whiskey .....	9	0	14	0
Irish ditto .....				
Common Canadian ditto.....	1	4	1	6
London porter, per dozen .....	18	0	20	0
The country ale, bad .....	1	0	1	3
Young hyson tea, per lb. ....	5	0	7	6
Black, little used .....	3	0	4	0
Coffee .....	0	7½	1	0
A good horse .....	10	l.	25	l.
A cow .....	3	l.	5	l.

Sheep, I have seen all prices, from 10*s.* to 50*s.* the latter was a prize, one of the Leicester breed, introduced by Mr. P. Robinson. Bricks, 1*l.* to 1*l.* 5*s.* per 1,000, at the kiln; people who build usually burn them to save carriage. Fowls and vegetables very irregular, either dear, or so cheap that even a Dutchman will not take the trouble to bring them to market. Onions, 5*s.* to 6*s.* 3*d.* per bushel.

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## CHAPTER VII.

## CONCLUSION.

HAVING devoted much time and attention both in England, the United States, and Upper Canada, on the best means of rendering assistance to the suffering poor, particularly day labourers, on whom it falls the most severe in the agricultural counties of England, I think it possible that such parish-officers as have a redundant population, may find useful information by perusing these observations, in which the writer has confined himself to simple matter-of-fact statements; and parishes will see the plans pointed out to serve such applicants as are willing to emigrate, rather than taking parochial relief, which ought to be considered a far more rational mode of disposing of the young men, than by advising them to enter the army, generally rendering them useless in after life, and no actual relief to the country; while by emigration every

pauper so removed, with reasonable industry, may become in 3 years from his landing in Canada, an occupier, instead of remaining a mill-stone round the neck of his native country. When it is considered that nearly 8 millions per annum are raised in poors' rates, does it not behove the rate-payers clearly to ascertain in what manner it is appropriated. One million, it is supposed, I may say admitted by most, to be squandered away annually, in vexatiously litigating removals and settlements; an immense sum is absorbed in other ways not at all connected with the support of the poor; there is also of necessity an enormous expense attending the buildings, salaries to officers, &c. No doubt half this expenditure might be saved to the nation, by advising the able-bodied inmates of such places to go to a country that want inhabitants, and where they would be certain of finding not only employment, but would be raised from a wretched state of dependence, to one of comfort. In Brighton, last year, the money paid to the poor of the parish, for digging flints, amounted to 1,978*l.* and the flints sold for 246*l.* In Oxfordshire, it is customary to let out the paupers to any who will take them, the parishes paying as much as from 5*s.* to 6*s.* per head to farmers taking them off their hands. The government up to this time have not been able to turn their attention to the suffering wants of the lower classes, only barely to keep them in existence and quiet. Colonization would, by judicious management, bring all the crown lands into immediate value, raising them from 4*s.* the minimum price per acre, to 12*s.* and 15*s.* and in many

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eligible situations, to 20s. per acre, in less than 5 years from this date, and afford relief to all our unemployed poor. From the fruitless experiments formerly made, the secretary of the colonies can tell exactly where to advise all who wish to go. I was credibly informed by a person just returned from the Cape, and he offered to make oath of the statement, that there are at this time nearly 600 persons at the Cape, who started from England to go to Van Diemen's Land, the Swan River, &c. but hearing such deplorable accounts, they preferred remaining there to going forward. I have also heard similar reports from many others who have been at these places. In Canada such circumstances could not happen, six weeks would, on an average, bring the news to England, and a check be instantly given to emigration. Is it probable that British merchants would send such quantities of goods (greater this spring than ever,) to a country rendering no returns. Mr. R. Gourlay would not have published so favourable an account ten years ago, and got it so respectably authenticated, had it not been essentially true. In the present distressed state, both in Ireland and our own agricultural districts, it may be viewed as a Providential circumstance, that so fine an outlet exists as the Canadas—particularly if made a government measure, the expences could be much reduced to parishes, compared with their present state of removing them to the Upper Province. From the observations I have been enabled to make this spring, as to the disposition of parishes in Essex, Suffolk, and Norfolk, I can with confidence state, wherever an inclination

existed on the part of individuals to make the experiment, it has almost invariably been acceded to. Hundreds of deserving but destitute English emigrants have sailed this season, and the average expence to the parishes in these counties have not exceeded 30*l.* for a family consisting of a man, wife, and three children; these men were chiefly labourers, ill fed, badly paid, and poorly clad; if on their arrival in Canada, they only retain their habits of industry and sobriety, they will readily get work, and in a year or two they will understand perfectly the agriculture of the country; then let them apply for land as a purchase, and allow them sufficient time to pay for it, especial care being taken never to sell a poor emigrant land remote from all the necessary wants of a new settlement, such as mills, roads, stores, &c. From the Port of Yarmouth, including 97 persons taken on board at Harwich, up to the middle of April, I superintended the embarkation of 587 individuals. These, with the exception of a few from Hadleigh, were a fair sample of the working classes, and I do conscientiously believe, that every one of them may, by reasonable exertions in the land they are gone to, emerge from the degraded situation in which but too many of them were placed. Those who know me will not accuse me of improperly praising the clergy, but I must observe, in justice to them, in all my transactions with them, relative to emigration,—and they were generally consulted by most parishes,—they behaved with extreme kindness to all the poor people; one gentleman, the rector of Kettleburgh, assembled all

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the men in his vestry, and gave them excellent advice ; on leaving, he gave them half a sovereign, and his daughter did the same to all the women, lending also the parish money for their emigration. The rector of Layham, near Hadleigh, gave all from that place 20s. extra. Since the 25th of April, two or three more ships have left Yarmouth, making in all, from that port and London, nearly 1,000 persons, among whom were some respectable small farmers, taking sufficient capital to move with certainty and comfort to themselves and families. Another year, persons of a different class may reasonably be expected to emigrate, from the assurance of finding labourers, and Canadian wheat continuing to maintain a good price in the English markets. In England and even in the United States, such an erroneous idea exists as to Upper Canada, that I am again under the necessity of adverting to it, so powerful is the prejudice, that the mere name of Canada is synonymous with ice, snow, and winter. An intelligent gentleman recently met me in London, and enquired how I liked 8 months' winter, having heard his brother officers expatiate on its severity fifteen years ago, before the country was cleared, or possessed proper accommodations for travellers. This is a great error, the climate to my mind, is far superior to my native country, and especially to persons subject to rheumatic and pulmonary complaints ; the winter though colder is more pure, and the inhabitants not subject to colds. In England, to be at all comfortable, a person ought to be able to cough by deputy full three months in the year. Having seen a most able article in the

Quarterly Review, for April, I cannot resist transcribing a few extracts from it:—"There is an acknowledged redundancy of labourers throughout England, causing a severe and increasing pressure upon the parishes which are bound in law to support them. This redundancy is likely to be increased even by the steps which, we cannot but believe, will be very shortly taken, in spite of the pressure of far less important business, to reform the grievous mal-administration of the poor-laws. A bill drawn up under such circumstances, gives to parishes overburdened with poor, the power by consent of a certain large majority of the vestry, to effect the removal of a pauper *willing to emigrate* with his family to the colonies, through the aid of commissioners, acting under the colonial office; the parish undertaking to pay off the cost of removal within ten years, and the government ensuring the emigrant on his arrival, certainty of employment at good wages. It would, at first sight, be difficult to conceive what objections could be raised to such a proposal. But so impossible is it to please every body, and so difficult to teach people what is their true interest, that considerable opposition has already been expressed to this most humane, wise, and well-considered provisions. In short, there are three classes of objections, who all combine to decry the proposed measure, but would separate wide as the poles asunder, if they were called upon to substitute one of their own. The first of these are certain country gentlemen, who are dreadfully afraid at the bare idea of mortgaging the poors'

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rates for ten years, fearing it will prove like the national debt; whereas, the charge on the parish will be but for the few years which it can remain, and will be but a third, at all events less than half, what they must continue to pay if the pauper remains at home, with a fair prospect in all the young families of a progressive increase; instead of which, as the bill of Lord Howick proposes, an immediate diminution and speedy extinction. The landlords also are afraid that tenants at will may, under this bill, attempt to get rid of a temporary pressure on the poor rate, by making a permanent charge on the estate they occupy, which if they choose they may leave at a year's notice. The bill will be a boon to land owners, not to tenants at will; and it may be necessary that all tenants under notice to quit, should have the consent of their landlords to the pledging the rate of government commissioners for the expence of removing redundant poor. The second class I will give the exact words,—“The next class of objectors comprehend Mr. Sadler and a few other well-meaning persons, who are so strongly prejudiced in favour of some crotchety theory of their own for curing all the ills that afflict humanity, as to look at this measure through a distempered medium, and oppose it with a vehement hostility, which nothing but mental delusion can excuse, or indeed account for. They exclaim against it as cruel and inhuman! Yes, the offer by government of means whereby the poor labourers, who are now suffering extreme distress in the country, and are driven into the commission of crime from the impossibility of obtaining work, and

the scantiness of parish relief, may, if they choose, be carried gratuitously, and with the most attentive precautions for their proper treatment, to a land peopled by their own countrymen, under the same government, where probably many of their friends will have preceded them, and where they will be certain of earning from 3s. to 9s. per day, and be enabled from the saving of one or two year's industry, to set up as independent farmers on a lot of land given them for that purpose; this offer is stigmatized as unheard of barbarity by gentlemen walking about without keepers;—nay, actually arrogating to themselves the almost exclusive character of philanthropists! Their talk is of expatriation, banishment, the severing of ties, and other sentimental phrases. Surely this is either very childish, or something much worse. It is enough to say in reply, that the emigration is voluntary on the part of the pauper; that it is for his vast and permanent benefit; that, if he has a family, he will take it with him; and that his separation from his native home and country, is only what thousands of professional persons in the higher class of life are constantly undergoing for the same all-sufficient reason; namely, to better their fortunes.” The whole of this able article is well worth perusing, particularly by all landlords; the cogency of the remarks every impartial mind must at once admit; I have seen many thousand emigrants both in the United States and in Canada, who would all respond to the truth of them. Let all who doubt examine the last census of the United States, and see how that country has flourished,

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almost the result of emigration alone; let them seriously weigh the situation of 12,000,000 of fellow creatures rendered happy by the experiment. No fear of famine as in Ireland, Canada would be thankful for the 150,000 starving labourers mentioned in the daily papers, judiciously located. As the present government have most wisely determined to grant no more land in Canada, we may fairly expect to see all the crown reserves progressively rise in value; 50,000 persons, it is supposed, will leave Ireland, and nearly 40,000 from England and Scotland will settle in Canada this year: all these individuals will annually consume at least to the amount of 3*l.* per head of British manufactured goods, creating a new market for 270,000*l.* from the manufacturing districts, which their poverty preclude them from getting while paupers in Britain. The federal government of the United States raise nearly 400,000*l.* a year from the sale of wild lands, the minimum price is 6*s.* 3*d.* that if we act on the principle of some theorists, who say, raise your government lands at once to 2*l.* or 3*l.* per acre; the effect of this would be, instead of peopling Canada, we should divert the tide of emigration at once to Ohio or Michigan, just opposite our finest lands. In 1827, Michigan was a perfect wilderness, contained only 14,000 inhabitants, and having been through it as far as settlements were then made, I well know its actual position. I advise no Englishman or European whatever to go into the bush, it is quite unnecessary now, when towns are springing up in all directions. It would be extremely politic on the part of parishes to

adopt the plan of sending out a respectable intelligent person, if they are not satisfied with the testimony of others who have been, in addition to the mass of useful, and I will add, in my opinion, as correct evidence as any history that was ever penned, contained in the parliamentary examinations, collected from the years 1824 to 1829; but in their present form they are like marble in a quarry, and require patient research: a knowledge of the parties is a valuable addition. In regard to the evidence on Upper Canada, I am acquainted with most of the gentlemen, and think more suitable persons could not have been selected; As Mr. W. Horton has remarked in his "Causes and Effects of Pauperism," "it is a great loss to the country they are not carefully revised and printed for the general benefit of every parish in England, it would prove an invaluable compilation for parish officers; the respectability and talent of many of the gentlemen is unquestionable." I shall merely glance at a few of their opinions.

*Extracts from the Reports made by Select Committees  
of the House of Commons.*

REPORT OF THE COMMITTEE.

A high price of labour in any country may show that there is a real demand for it, and an introduction of a certain number of labourers, by lowering wages, may increase the rate of profit to the capitalist, without reducing wages below that level, which the prosperous existence of the labourer requires. Such an importation of labour however, must necessarily have a

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limit, and if that limit be exceeded, the effect will be to reduce the wages of labour below that level which is compatible with the prosperity of the labourer, and thereby to induce the same character of evils (though perhaps under a mitigated form,) from which the labourer has escaped on leaving the mother country. On the principle of colonization of labourers, and with capital, the only limit to the number of such labourers, as colonists, will be the extent and fertility of the unoccupied land.

Your committee conceive, that although it may be highly desirable to remove all impediments to the free circulation of labourers, which is involved in the removal of all restrictions which may enhance the price of passage, yet it is by no means to the interest of the mother country, that her small capitalists should emigrate, and that her unemployed able-bodied agricultural labourers, (paupers,) should be left at home. Those small proprietors are driven away by the pauperism that is below them. If that pauperism were removed, they would remain at home, and employ their capital to the advantage of themselves and their country, but if they are removed themselves, and the extent of pauperism should remain the same, the colonies would be benefited, but no practical relief whatever would result to the mother country. The redundant paupers, unable to procure employment, however able to work, is a tax upon the community.

W. B. FELTON, Esq. of Lower Canada, considers unquestionably, that if the English government should carry on any public works in Canada, a considerable

number of emigrants may dispose of themselves by the wages of labour which they may obtain on these works, to much greater advantage than by gaining an equal sum of money in the United States, for this simple reason, that the habits of life acquired in the United States, are not favorable to the accumulation of money; a man who passes the whole summer at work upon canals in the United States, learns to live as an American, and he expends as much in the course of a week, in the support of himself individually, as would support the whole of his family; whereas if he never removes out of the Canadas into the United States, he retains the habits of frugality that he carries with him from Europe, and instead of eating three flesh meals per diem, accompanied with tea, cream, and so on, he will be satisfied with a small quantity of meat, and other inferior food, sufficiently nourishing and wholesome for his purpose, but unaccompanied with the expensive comforts of an American meal; he will therefore be richer by 30 or 40 per cent. at the year's end than he would had he gone into the United States.

I have no doubt whatever, that if an extensive emigration was carried on upon the principle of planting, in a very few years an indefinite supply of that class of emigrants might be received and absorbed, and the means of providing for the casual emigration hereafter, in consequence of the establishment of their friends by the aid of government, would be indefinitely increased. If any distress were to be felt by the introduction of a larger population, not under the protection of government, who I take it for granted will go out in the same season when the emigration

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supported by government takes place, provided vessels can be found to convey them, I have no doubt that that distress would be met by the legislature of the Province with perfect willingness, and that it might be compensated to them by the admission of a certain quantity, or the whole of the surplus grain of the Lower Province into Great Britain, free of duties. To explain myself, I mean to say, I have no doubt the legislature of Lower Canada would take upon themselves to relieve all the distressed objects that may arrive in the Province in consideration of this boon being afforded them, and this boon need not be of great magnitude it would be very easy to shew. I have no doubt that the free admission of 100,000 quarters a year, for ten years, would induce that legislature, if it were made conditional, to undertake to relieve the individual public and His Majesty's government from all expense, which may arise from sickness or distress, attending the introduction of any number of emigrants in the province; I mean in addition to those carried out at the public expense, because I assume always, that sending whatever number you may at the public expense, there will still be a certain voluntary emigration, in addition to them, provided the means of transport exist.

The Rev. Dr. STRACHAN is fully convinced of the correctness of the opinion stated last year to the committee, that the emigrant would be able to repay money advanced him for his location in Canada, that he could pay the interest, and at the end of seven years begin to pay the instalments. Mr. Felton has stated, "I am so convinced of the great facility

which settlers, enjoying the advantage proposed to be afforded to them possess to make their payments in the terms prescribed, that I have no hesitation whatever in binding myself to the extent of 10,000*l.* to make up any deficiency in the payment of the first year's instalments in either of the two Provinces, provided that a proper degree of judgment be exhibited in the location of the settlers on the land." There are few in the Canadas able to risk so much, but almost every gentleman in the Provinces would risk something; I would risk 1,000*l.* upon the same ground, but I could not risk 10,000*l.* I think there are many individuals of property who would guarantee the repayment in various sums from 500*l.* to 10,000*l.* It is unquestionably the general want of capital in the country, where there is a small population, and a great quantity of fertile land, which is the reason why money cannot be immediately advanced in the colony on this security.

I mentioned in my evidence last year, that there was an objection against rent, they take the fee simple, and dislike any thing in the shape of rent.

The Rev. T. R. MALTHUS called in:—From my general knowledge of the North American colonies belonging to Great Britain, I am certainly of opinion the introduction of population there will tend to their benefit; and reckoning these colonies as part of the empire, that the general wealth of the whole, would be materially increased by that accession of population, independently of the advantageous consequences that might result to this country from the abstraction of

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that population. The introduction of English population into those colonies will tend in the end to furnish a very valuable market for the sale of the manufactures of this country, and that the fertile land now remaining in a state of desert, when combined with the labour of those persons so introduced, will in the end furnish a great accession of wealth. The British laws exist throughout the North American colonies; although these colonies may not always belong to the British empire, there might not be a particular wish on their part to separate themselves from the mother country, and attach themselves to another state for a considerable time; but they may be conquered by the United States, and I think the introduction of population is one of the best securities against that event.

A parish in England, where there are 100 able-bodied labourers and their families who have, or are presumed to have, a legal claim upon the parish rates, and are supported out of the poor rates, at the cost for a man, his wife, and three children, of 25*l.* per annum, had such a parish the means afforded it of charging its rates for 10 years, with an annuity of 10*l.* per annum, upon which annuity a sum might be raised sufficient to remove by emigration those redundant labourers, the immediate effect would be the reduction of the rates of that parish, from 25*l.* to 10*l.* per family; I think, if the vacancy were not filled up within 10 years, the parish might not only incur the annuity expence, but the same degree of expence from the continuing redundant population, and that

the parish would be fully justified in respect of interest in contributing its funds in that way.

The Honorable PETER ROBINSON is of opinion, that if the government of this country was for a succession of 5 or 6 years to afford facilities to families, comprising 8,000 or 10,000 persons, of respectable character, to locate themselves in different parts of the North American colonies, it would more than double the extent of voluntary emigration; and I am convinced, that for every 1,000 persons located by the government, 2,000 voluntary emigrants would join their friends.

If such a system of emigration were carried on to the extent of sending out 8,000 or 10,000 persons annually, for 5 or 6 consecutive years, the voluntary emigration would be increased to the extent of double the amount, but probably it would be limited to the extent of the connection of these people.

Mr. BOULTON has frequently heard emigrants contrasting their present situation with that which they had left in Ireland, expressing their highest satisfaction at their change of circumstances, and recommending their friends to leave no stone unturned to join them; he has seen 40 or 50 letters written to their friends and relations in Ireland, full of those sentiments. The emigrants of 1823, were settled upon the river Mississippi, in the district of Bathurst, in the eastern part of the Province; but those of 1825 are settled much higher up, in the Newcastle district, towards the centre of the colony. With provisions for one year, a cow, implements in husbandry, and aid in building a log-house, Mr. Boulton is of opinion, that the emi-

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grants will proceed without any further assistance from the public, for he knows many that go upon their lands perfectly destitute and yet succeed; he has no doubt but that they would be able to pay 4*l.* per annum for their location of 100 acres, after a period of seven years. Under such favourable circumstances they would soon acquire property, for they become quickly dexterous in the use of the axe; and an able-bodied industrious man can, without over-working himself, clear a fence, and put in crop ten acres of land in the course of twelve months. This crop would consist of Indian corn, wheat, and potatoes; the acre would yield twenty or thirty bushels of wheat, notwithstanding the stumps of trees remaining. If emigration continue, the settlers will find a better market at their door from the strangers coming on their lots, and requiring provisions, than in the towns; and he has known 5*s.* paid for wheat back in the woods when it would hardly fetch half that sum on the lake shore, Presuming that the emigrant would continue to make the usual improvements, he would, at the end of seven years, have seven or eight barrels of flour to spare, and for that he would get a great deal more than 4*l.*; for he never knew a barrel of flour sell at a lower price than 12*s.* 6*d.*; the average price throughout the country is 20*s.* provincial currency, equal to 18*s.* sterling—25*s.* and 27*s.* 6*d.* in 1830. The farmer is the producer, and is at little expense at bringing his flour to market; for he uses his own team, and takes provisions for himself and provender for his cattle along with him. Indeed, that farmer must be very

idle who has not eight barrels of flour to dispose of at the end of seven years, over and above what is sufficient for the maintenance of his family. There is a market in all the towns and villages for the produce of the settlers; for the shopkeepers, or merchants, residing in those places, buy it up with money or goods, and send to Montreal, for exportation, what is not required for home consumption: eight, which he mentioned as the number of barrels of flour which an emigrant could spare at the end of seven years, is not the result of any accurate calculation, but an accidental quantity; it is the very minimum, as he thinks it hardly possible that a man should have so little. He ought to have, in that time, thirty acres under improvement, a pair of horses with either a waggon or cart, or some vehicle to carry his produce; two or three cows, a yoke of oxen, a comfortable house to live in, and plenty of wholesome food for himself and family. He has known countless instances of persons who had not a shilling in their pockets on their arrival, and even begged of him a meal of victuals, who, in a few years were able to live comfortably, and could get credit for 6*l.* or 10*l.* worth of necessaries as readily as he could; nay, he has known many such persons, in the course of fifteen or twenty years, become men of considerable property, magistrates and members of the legislature, and at length forming a part of the aristocracy of the country; nor does he conceive it possible that a man of common industry, having 100 acres of land, not able to pay a quit-rent of 4*l.* per annum.

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Mr. BOULTON says, that an old settler, having a hundred and fifty acres of land, would not find the slightest difficulty in paying a quit-rent of 3*l.* 10*s.* per annum; for many such persons incur debts to the amount of 40*l.* or 50*l.* and discharge them honestly; but there are considerable prejudices against renting land, because a man of common industry can easily acquire land of his own: call it interest, with the power of paying up the capital, and all prejudice is removed. The very name of even a pepper-corn for rent, says the Attorney-General of Nova Scotia, is revolted against; talk of interest of money, and then everybody will meet you; but when you put it in the shape of rent, though it is but a pepper-corn, a man would say, I did not come here to pay rent; but if you were to say, I paid 50*l.* for settling you here, he would say, I will repay you the 50*l.* and the interest upon it. Mr. Boulton states, that the European emigrants, and others who purchase, commonly undertake to pay for their lands in six or seven years, with annual interest at 6 per cent. They live upon their lots some portion of the year, to put in a crop sufficient for their families, and then go in search of labour; and, if industrious, they will get between 2*l.* and 3*l.* a month. After a few months they return with their savings, 7*l.* or 8*l.* perhaps, which they pay their landlord. In this way many complete their payments in six or seven years; but should they not pay up the whole in the stipulated time, the proprietor extends it, if the interest is regularly paid, and the improvements are proceeding. Instances of people

being driven off are rare, and with a little time they generally complete their purchase. The price of such land depends more upon the situation than the goodness of the soil, being from 1 to 4 and 5 dollars per acre,—nor is the land any better, though it may be more convenient, than that prepared for locating the settlers; for the lands which remain unlocated are equally good with those already settled, only requiring roads and inhabitants. Plains without timber, of which there are some in Upper Canada, are not desirable, because they are not considered the best land.

There are two banks in Upper, and three in Lower Canada, which issue paper as low as a dollar, or 4s. 6d. sterling, but which passes in the province at 5s. The first hut, or log-house, which the settler builds, as to its comfort, depends upon his industry and cleanliness, but he generally builds a good frame-house at the end of seven or eight years. The tax on a house of this sort is so minute, that it never can become a motive to deter him from building. Mr. Boulton says, that it is *a common practice among the emigrants to save a little money, to assist their friends and relations in coming out*; and the Attorney-General of Nova Scotia, (page 41,) tells the Committee, *that he has received more than 200l. from different persons to pay passages out, and he holds contributions from 25 families, equal to bring out two or three for each family*; of those 25 families, the first arrival might be about twelve years ago, when, perhaps, he laboured two or three years before he was able to settle; from the period of his settlement it may be about nine years,

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but the witness believes that *there are as many as three who have been able to send, within three or four years, funds to bring out some of their friends; and from one he had 16l. and from the other two, 7l. or 8l. each.*

Mr. BOULTON believes, that six or seven millions would not be an over population for Upper Canada; and he is of opinion that the North American British Provinces would admit of a population of 25 or 30 millions beyond their present inhabitants.

Mr. FELTON thinks that there will be no surplus produce to export while emigration continues on a large scale; but at the expiration of a certain period, when emigration ceases, there will be an increasing quantity of agricultural produce for exportation. At present it is as much as Lower Canada can do to feed her own population, for the quantity of wheat exported by a population of 370,000 souls, does not exceed two bushels per head, or 740,000; and they are in the mean time compelled to resort to the United States for supplies of salt provisions. It must, indeed, be admitted, that this disproportion of the produce is principally attributable to the density of population upon an exhausted soil, and must be confined to the French inhabitants. These observations have respect only to Lower Canada; but the circumstances of the Upper Province, and that portion of the Lower Province held in fee and common socage being similar, he is of opinion that, when emigration shall cease, the surplus produce of these countries will be much beyond any thing which the population will be able to consume. Assuming that there will be a

surplus in consequence of the cessation of emigration, then if Great Britain is desirous that the people of the colonies shall clothe themselves with her manufactures, she must receive their produce, or they must manufacture for themselves; but he feels assured that if this emigration be commenced under favourable auspices, and be conducted with discretion and judgment, the increase of population will be such as to absorb all the surplus agricultural produce of the Canadas for many years to come.

Mr. UNIACKE being called in, said, that the fisheries are capable of absorbing more agricultural produce than the Canadas can furnish for a hundred years, as the fisheries are an establishment that can be increased to any extent, for the market is unbounded. There are employed in the fisheries 50,000 men, each of whom often require two or three barrels for their present supply, therefore the colonies are not able to supply any thing like the quantity required. At present the fisheries are chiefly supplied from the produce of the United States, paying a duty of 5s. per barrel: they receive a partial supply from Canada, but very small in proportion to their consumption; and Ireland furnishes beef, pork, and butter.

Mr. BOULTON being called in, stated, that he had heard the emigrants notice, as one great advantage which they enjoyed in Upper Canada, that they had no tithes to pay, and that there was no distinction between one religious party and the other: they were free from any thing of that kind; and this absence of disqualification, on the ground of religion, weighed

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upon their minds in creating a feeling of gratification with their location in Canada. There are, indeed, no disqualifications on account of religion in the Canadas of any description.

Mr. UNIACKE stated, that the fisheries of Nova Scotia and New Brunswick employed about 20,000 men. The fisheries are conducted by capitalists or individuals. The capitalist commonly uses vessels from 40 to 100 tons, and employs men at wages. There is another description of fishing carried on in boats near the shore, by persons who fish a great part of the summer, and at the same time carry on some small cultivation upon land. But none of the fisheries are carried on upon shares, as in the United States. In that country the owner of the vessel finds the ship, salt, and provisions; the men, the lines and the labour; and they divide the proceeds on the return of the vessel. Fish are termed green while they remain undried. The whole fishery of the United States is carried on upon shares: in whaleing it is the case; every man has his share, which depends upon the success of the voyage; and it is far the best system, yet several attempts to introduce it in the British fisheries have failed; the people prefer wages.

*Voluntary emigration is the thing that will remove the redundant population in this country; and, if there were no obstructions, it would resume its former standard.* The system of voluntary emigration used formerly to be conducted thus: those who could pay their passage out, went at once, those who could not, were called redemptioners, and agreed to pay, on their

arrival in Nova Scotia, 40s. or 3*l.* ; but, if they could not raise the money, the captain was at liberty to bind them for two or three years to some person willing to pay the sum agreed for. He has known Germans, and others, who have come out in this way, with 30*l.* or 40*l.* in their pockets, and served two or three years to persons for advancing their passage-money, that they might become acquainted with the country before they set up for themselves.

JOHN WILKS, Esq. the vestry clerk of St. Luke's, says, that among the pauper poor it is probable a considerable number would gladly send their children to Canada under the protection of government, to be provided for, and to relieve themselves from a burthen, which the increasing population of London, and the decreasing call for labour, render it difficult for them to sustain; and he thinks that the parishes in London, which are in the habit of giving 5*l.* for apprentice fee, would very willingly facilitate the emigration of children. If there were an emigration from this country to Canada, the children might be apprenticed for five or seven years; it would be a great relief, and the parishes would contribute something towards it. He thinks that if the child and the parents were made aware that the child would receive a portion of land at the end of five or seven years, it would be a great inducement to go. He believes that the expences would not be more than the parishes are willing to give. Many of these children are orphans and bastards, without any person to look after them—the consequence would be, a great diminution of

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infant crime. Besides pauper children from work-houses, he thinks that if parents saw that government was going to take their children under their protection, and that there was a prospect of their future welfare, they would be glad to offer their children for that purpose. He is also of opinion that the parishes would contribute to the removal of such children as are likely to become chargeable to them hereafter, and as population increases, emigration ought to keep pace with it. Emigration is, indeed, absolutely necessary for the welfare of the state; and if it were encouraged instead of being checked, scarcely any would abandon their country, but those who cannot find maintenance in it. As soon as emigration became so great as to leave the means of subsistence easy and plentiful to those that remain, it would naturally cease. The only good law against emigration is that which nature has engraven on every heart.

Mr. GABBETT states, that, from the part of the country where he resides, Ireland, there has been a considerable emigration to different parts of America, particularly to Canada, at their own expence; but with no other effect than the loss of the best mechanics and labourers, none of whom have ever returned. *He has often enquired concerning them of their friends, and they are highly pleased with their condition, which has induced the emigration of many more; and the letters from emigrants generally encourage their friends to follow them.*

Mr. GABBETT states, that there is the greatest possible danger for any tenant to take possession of land

from which others have been dispossessed—his life would be immediately sacrificed ; for combinations have existed among the population of the country, to co-operate in vindictive measures against any tenants taking possession of lands from which the former tenants have been turned out, so long as he remembers. If the land is to be taxed, Mr. Gabbett thinks the landlords would sooner contribute to keep the poor in the country by an expenditure upon the land itself, than for emigration. They might be employed in reclaiming bogs and mountains, and in laying out extensive lines of road, and various other ways ; and he himself would sooner contribute to this, than to emigration ; for the reclaiming of these lands would feed the population. He does not think that the land in Ireland would bear a tax sufficient to afford occupation to the population unemployed ; but he is satisfied that, with the poor man's labour, 6*l.* a year would be found sufficient to support a family of four, valuing his labour at 5*l.* or 11*l.* in all, not including clothes, which they derive from a pig which they generally keep. Mr. Gabbett does not know which to prefer, paying 16*l.* a year to support four people, or to pay the sum of 20*l.* to remove them to a state of comparative comfort and independence, and get rid of them for ever ; but he thinks that only one-third of the population is employed. Mr. Gabbett concludes by stating, that the objection which he feels to emigration is, that the efficient labourer will be taken away, and he will leave his family, for he cannot take all his children with him, in the greatest possible

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distress : but if the whole family can be transported, it would be a wise measure : and in that case, he thinks that emigration might be a better mode than that which he proposed.

THOMAS LAW HODGES, Esq. resides at Hemsted, in the county of Kent, in the district in which he lives, called the Weald of Kent, there is a redundancy of labouring population. The poor-rates are, from that reason, enormously high ; and the only remedy is by promoting emigration, the tide of which, in Kent, is setting towards New York. The parishes assist, and in a recent emigration, only a week since, it has been at the rate of 13*l.* 10*s.* per head for grown-up persons, including all costs and charges ; that is, for passage 7*l.* ; for provisions 3*l.* 10*s.* ; and two sovereigns to be in each person's pocket on landing : of the remaining sum, 4*s.* 6*d.* is paid at landing in New York, and a few shillings for expences from Kent to London. Women pay the same passage as men ; children under twelve years of age, half, or 3*l.* 10*s.*

The expence of a pauper, with his wife, during the whole year, would be 20*l.* ; and, therefore, the parishes would be disposed to avail themselves of any facilities in sending these paupers to any of the British colonies. The people are extremely desirous of being sent. *Mr. Hodges saw a letter from an emigrant, thanking the parish for what they had done for him, and hoping that some day he would be able to make a return ;* but if the prospect of removal to Canada does not hold out advantages equal or superior to the United States, they would not go. He was informed that the most

favourable account of their welfare came from emigrants sent out by a neighbouring parish; and almost all the labourers of that parish are constantly pressing the overseers to send them out.

These people have settled in the country around New York, and particularly Albany. They are immediately taken into farmers' service, who come down and hire them immediately, giving them ten dollars per month, and as much meat as they can eat. But he thinks that they would prefer Canada, were they to receive land and some corresponding assistance. He thinks that parishes would be disposed to charge the poor-rates with an annuity, to repay both principal and interest: but it must be spread over a convenient space of time; for if emigration is to benefit the parishes, it must be on a very large scale; for they are so oppressed with the crowded population in a large district of the county of Kent, that they are fully aware of the evils of their situation, which must rapidly increase unless relieved. Two or three years ago, 52 men, women, and children, emigrated from the parish of Smarden to New York, 27 at the expence of the parish, and 25 at their own charge. The reports from them are the most favourable, so much so that almost all the labourers of the parish are desirous of going to America. The method adopted by the parish for providing the means of sending out those 27 emigrants, was by borrowing a sum of money from an individual residing in the parish, and repaying it out of the rates by instalments of 50*l.* every half-year, until the whole was paid off.

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There is no disposition in Canada to emigrate to the United States; for if the settlers or emigrants were assisted, as they have lately been, all would remain.

The population is, in general, very much attached to the government of Great Britain. The settlers have no taxes or assessments to pay, compared to those paid by the inhabitants of the United States. The feeling of the Canadas is at present exceedingly in favour of a continuance of the connexion with the mother-country, provided their interests are properly protected. The exports in 1825, were valued at upwards of 1,000,000*l.*; the seamen employed, 9 or 10 thousand;—the vessels 383; the tonnage 227,707; and 61 new vessels were built in Lower Canada.

After attributing the increase of population, in a great degree, to improvident marriages, from a reliance on the poor-rates and the building of cottages, Mr. Hodges delivered a letter from a labouring man, who had emigrated from an adjacent parish, dated Upper Canada, 30th October, 1825, stating that is a fine country for a man with a family, entering into various particulars; but all encouraging and in favour of emigration. He had gone first to the United States; but, convinced of the superior advantages of Upper Canada, he had removed into it, where, he says, “my children can get farms of their own, which they could not have done in the States.” This man had nothing when he went away but his labour to depend upon. A thousand families could well be spared from the district of which Mr. Hodges speaks, and with great benefit to the labourers who remain; nor does he conceive it possible,

without such extraordinary relief as emigration may afford, and, perhaps, emigration alone, that the people can be restored to that sound state, by which the poor laws may be placed on their original principles, and the moral and religious habits of the people be restored; for the lower population are led day by day more and more to throw themselves upon public or parochial relief.



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## APPENDIX.

No. 1.—*Statement of the Sales of Land by the Canada Company.*

In 1827 and 1828.

	Acres.
Crown reserves .....	45,364
Guelph .....	14,729
<hr/>	
At an average of 9s. 7d. currency, per acre	60,093
Huron tract, at 7s. 6d. per acre	6,578
<hr/>	
	66,671
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CROWN RESERVES,—in 1829 and 1830.

	1829.	Currency.		1830.	Currency.
	Acres.	s. d.		Acres.	s. d.
January....	3608 at	9 0	per acre	1700 at	9 4
February ..	2400 ..	9 4	..	3335 ..	10 0
March ....	3212 ..	9 6	..	3075 ..	10 6
April .....	2227 ..	9 9	..	2836 ..	10 6
May .....	2239 ..	9 10	..	1470 ..	11 2
June .....	1085 ..	10 0	..	1895 ..	10 7
July .....	1760 ..	9 0	..	3454 ..	10 7
August ....	1832 ..	9 8	..	3399 ..	10 10
September..	1900 ..	9 4	..	3333 ..	12 0
October....	3314 ..	9 7	..	5537 ..	10 7
November ..	3700 ..	10 5	..	9151 ..	10 6
December ..	2981 ..	10 9	..	6878 ..	10 10
<hr/>				<hr/>	
30258 at		9 7	Total	46068 at	10 8
3130 at		7 6	....	4880 at	7 6
<hr/>				<hr/>	

Total	33388 producing	Total	50943 producing
<hr/>	£.15660.	<hr/>	£.26340.

## CROWN RESERVES,—in 1831.

	Acres.	£.	s.	d.
January ....	6,187	at 0	11	1
February ...	5,118	.. 0	11	1
March ....	5,014	.. 0	11	2
April .....	5,062	.. 0	10	3

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 21,451

Huron tract . 9,515 .. 0    7    6

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 30,966
 

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830.

Currency.

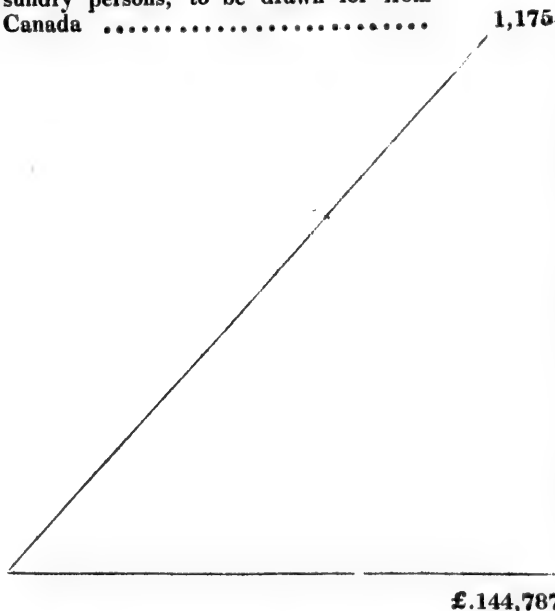
	s.	d.
at 9	4	
. 10	0	
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. 12	0	
. 10	7	
. 10	6	
. 10	10	

 at 10 8  
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 producing  
 £.26340.

**Dr.***Statement of the Canada Company's Affairs on the  
31st of December, 1830.*

Capital received from the Proprietors to the 31st December, 1830, £.16 per share, on 8,890 shares .....	£.142,240
Interest due to the Proprietors .....	1,372
Cash deposited with the Company by sundry persons, to be drawn for from Canada .....	1,175

**£.144,787**

NOTE.—The above was the state of the Company's affairs on the 31st of December, 1830, after defraying the charge, amounting to upwards of £.15,000, for obtaining the Charter and of the Mission to Canada, to ascertain the price to be paid to Government for the land, and also various heavy expences of other descriptions incident to the early stage of the Company's Institution, besides £.25,000 interest paid to the Proprietors.

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**Cr.***Property in London.*

rs on the

£.142,240  
1,372

1,175

	Currency.	Sterling.
Cash at Messrs. Masterman & Co's	£.896	
Ditto Messrs. Cocks and Co.'s...	930	
Petty cash.....	26	
Exchequer Bills .....	3,092	
	<hr/>	
	£.4,944	
	<hr/>	
Unpaid calls, due by Proprietors	1,146	
Forfeited Shares .....	302	
	<hr/>	
		£.6,392

*Property in Canada.*

Cash at the bank of Upper Canada, 31st. December, 1830,	£7,323	
Ditto in the hands of the Commissioners .....	614	
Government debentures, bearing 6 per cent. interest .....	10,000	
Bills receivable, bearing interest at 6 per cent. and secured by mortgages on the lands, with the clearances and improvements made thereon .....	49,415	
Value of houses, &c. &c. per Commissioners' valuation ....	5,090	
Value of mill at Guelph .....	1,500	
	<hr/>	
	£.73,852	66,467
		<hr/>
		72,859
Difference * .....		71, 928
		<hr/>
		£.144,787

£.144,787

on the 31st of  
to upwards of  
Canada, to ascer-  
d also various  
y stage of the  
Proprietors.

\* Secured by 323,000 acres of land, paid for and unsold, with all the improvements, including 25,000 acres of land in Guelph, selling at from 15 to 20s. per acre, and 600 town lots, selling at £.10 for each lot of a quarter of an acre.

**Dr.***Statement of the Sales of Land effected by the Canada Company in the Year 1830, and of the Disbursements applicable thereto.*

	Sterling.
To instalments paid to Government equal to 94,737 acres of land, at 3s. 2d. sterling per acre .....	£.15,000
To improvements on Huron tract, being in payment for 7,737 acres of land, at 2s. 5d. sterling per acre .....	941
To cost of management in London for one year, ending 31st of December, 1830....	2,091
To ditto in Canada.....	3,037
	<hr/> 21,069
To balance to the credit .....	13,248
	<hr/> £34,317 <hr/>

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£.15,000

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13,248

£34,317

Cr.

Sterling.

y 46,063 acres Crown Reserves, sold at an average of 9s. 7d. sterling per acre.....	22,071
By 4,800 acres Huron Tract, sold at 6s. 9d. sterling per acre .....	1,648
By one year's interest on bills receivable at 6 per cent. ....	2,000
By ditto on Government Debentures, in Upper Canada, (9,000 sterling, at 6 per cent.) .....	540
By value of 48,674 acres Crown Reserves, remaining on hand of the year's purchase, at the cost price, viz. 3s. 2d. sterling per acre .....	7,707
By ditto of 2,907 acres Huron Tract ditto, at 2s. 5d. sterling per acre .....	351

£.34,317

By balance.....£.13,248

**Dr.**

No. 2.—*Sketch of Prospective Accounts of the Canada Company, for five years, from 1831 to 1835, both inclusive, based on the statements published by the Directors, in their Reports of 1830 and 1831, assuming that no more calls will be wanted after one in July 1831, of 10s. per share; making the total of capital paid up, 17l. 10s. per share on 8,890 shares, or 155,574l. the annual interest on which would be, at 4 per cent., £6,223.*

*Estimate for 1831.*

	Currency.	Sterling.
Interest due to Proprietors uncalled for, December 31, 1831		£.1,372
Cash deposited in London to be repaid in Canada .....		1,175
Payments to be made this year— To Government for land 16,000 For improvements £3,000		19,000
Expenses of management in England and Canada .....		5,000
Dividends on 8,890 Shares, 16l. paid to 31st December, 1830, is 142,240l. at 4 per cent....		5,690
To balance carried forward to 1832 .....		14,326
		<u>£.46,563</u>
<i>Note.</i> —Balance in 1831, as above.....		£.14,326
Add unpaid calls and forfeited shares.....		1,448
Government debentures .....	£.10,000	
Estimated value of houses and mill at Guelph and Goderich.....	6,500	
	<u>£.16,500</u>	
		<u>£6,610</u>
Bills receivable on hand, on the 31st. Dec., 1831 .....	46,400	
10 per cent off.....	62,900	
And 376,140 acres of land on hand, paid for, at 10s. per acre .....	6,290	
		188,070
		<u>£.280,454</u>



**Cr.***Estimate for 1831.*

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£14,326  
1,418

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188,070

£260,454

By cash and Exchequer Bills on  
hand 31st of Dec. 1830...  
"Property in Canada,"—  
viz. in bank .....£7,323  
Commissioners .....614

Currency.

Sterling.

£4,944

£7,937

Proportion of 50,000*l.* Bills (to  
be received this year) .....  
Interest on ditto.....  
Ditto on 10,000*l.* Debentures at  
6 per cent. ....

10,000

3,000

600

Repayment by his Majesty's  
Government for Surveys ..

1,000

Call of 1*l.* 10*s.* per share ....  
Exchange on Bills in London ..

13,335

700

Estimated produce of Sales to be  
made this year, assumed at  
80,000 acres, at 10*l.* currency  
per acre, is 40,000*l.* of which  
one-fifth is .....

8,000

Deduct 10 per cent. to reduce  
currency to sterling.....

£29,537

2,953

26,584

£46,563

**Fig. 1.**

*Estimate for 1832.*

**Currency.**

**Sterling.**

Payments this year, viz —

To Government for

land .....£.17,000

For Improvements. 3,000

**£20,000**

**5,000**

Expences of management . . . .

Dividends on 8,890 shares,

17*l.* 10*s.* paid . . . . .

6.223

Balance carried forward to

1833 . . . . .

13,041

**£.44,264**

*Note.*—Besides this balance of                     

**£.13,041**

There are the items enumerated under the

balance of 1832 £.16,298  
 Less additional credit taken this

Less additional credit taken this year for buildings ..... £500

Less 10 per cent. for cur-

rency ~~~~~

50

4.50

15,848

89,658

Bills receivable on hand 31st. Dec. 1832,

And 416,290 acres of land, paid for, valued

at 10s. per acre

Total estimated value of the Company's

208,145

Total estimated value of the Company's  
Property, 31st. Dec. 1832

Property, 31st Dec. 1992 .....

£,326,622

**Cr.***Estimate for 1832.*

Sterling.	Currency.	Sterling.
	By balance brought forward from 1831 .....	£14,326
£.20,000	Proportion, due this year, of £.50,000 Bills receivable, on hand 31st December, 1831, .....	
5,000	Cash Instalment on estimated Sales of Land this year, assumed at 100,000 acres, at 11s. currency per acre, one-fifth is .....	£.10,000
6,223	One-fifth of Bills receivable for sales in 1831, is.....	11,000
13,041	Interest on Bills receivable....	6,400
	Ditto on 10,000l. Government Debentures .....	4,320
	Re-payment of advances to settlers .....	600
	To be received this year on account of 6,500l. the estimated value of buildings at Guelph and Goderich ... ..	400
		500
		£.32,820
	Deduct 10 per cent. to reduce currency to sterling .....	3,232
		<u>29,538</u>
		<u>£.44,264</u>

£.13,041

15,848  
60,658208,145  
£.320,022

**Dr.***Estimate for 1833.*

	Currency.	Sterling.
To payments this year, viz—		
To Government for land 18,000		
For improvements .. £.2,000		
		<b>£.20,000</b>
To expenses of management ..		5,000
To dividends, same as 1832 ..		6,223
To balance carried forward to 1834. ....		<b>24,227</b>

**£.55,450**

*Note.*— Besides this balance of.....  
 There are the items enumerated under the  
 balance of 1832,..... £.15,848  
 Less additional credit this year ..... £.500  
 for buildings ..... £.500  
 Less 10 per cent. for currency 50

450

Bills receivable ..... 15,398  
 And 426,440 acres of land on hand, paid for,  
 valued at 18s. sterling per acre ..... 218,220  
 Making the estimated value of the Com-  
 pany's Property, 31st. December, 1832.... **£.376,045**

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**Cr.***Estimate for 1833.*

Sterling.

Currency.

Sterling.

**£.13,041**

Balance brought from 1832,..

Estimated Cash Instalment on

Sales of Land at 12s. currency

this year, assuming at 120,000

acres, would be 72,000*l.* one-

fifth is.....

14,400

One-fifth of Bills receivable on

hand 31st. December, 1830,

10,000

Ditto for Sales 1831, .....

6,400

Ditto ditto——1832, .....

8,800

Interest on Bills, .....

5,976

Ditto on Government Debentures

600

Re-payment of Advances to Set-

tlers .....

400

Buildings at Guelph &amp; Goderich

500

10 per cent off.....

46,6764,66742,009£.55,450£.55,450£.34,227

15,306

118,800

218,220

**£.376,645**

**Br.***Estimate for 1834.*

	Currency.	Sterling.
Payments this year, viz.—		
To Government for land 19,000		
For Improvements....£.2,000		
		<hr/>
Expenses of Management ....		£.21,000
Dividends on 17l. 10s. per acre,		5,000
same as 1832 and 1833, ..		
		6,223
Balance carried forward to		
1835 .....		46,530



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**£.78,753**

*Note.*—Independent of this balance of.....  
 There are the Assets of the Company not  
 yet brought to account, as described at foot  
 of last year's balance.....£15,398  
 Credited this year for build-  
 ings, &c. .... 450

Bills receivable .....  
 And 463,590 acres of land, at 10s. per acre.....

Total Property of the Company at the end  
 of the year 1834, .....

**£46,530**

14,940  
 137,610  
 231,795

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**430,863**

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**Cr.***Estimate for 1834.*

Sterling.

Currency.

Sterling.

Balance brought forward from  
1833, .....**£24,227**Estimated Cash Instalment on  
Sales of Land this year,  
same as 1833, say 120,000  
acres, at 12s. currency per  
acre, 72,000*l.* one-fifth is ..

14,400

One-fifth of 50,000*l.* Bills on  
hand 31st. Dec. 1830, ....

10,000

Ditto for Sales of 1831, ....

6,400

Ditto ditto ———1832, ....

8,800

Ditto ditto ———1833, ....

11,520

**Total £51,120**

Interest on Bills .....

7,920

Ditto on Government Debentures

600

Re-payment of advances to  
settlers

400

Buildings at Guelph and Gode-  
rich, (third instalment on  
6,500*l.*) .....

500

**£60,140**Deduct 10 per cent. to reduce  
currency to sterling.....

6,014

**54,126****£78,753****£78,753****£46,530**14,940  
187,610  
231,795**430,883**

**Dr.***Estimate for 1835.*

	Currency.	Sterling.
Payments this year, viz.—		
To Government for		
land.....	£.20,000	
For Improvements ..	2,000	
		£.22,000
Expences of Management ....		5,000
Dividends on 8,890 shares, as		
1832, .....		6,223
Balance of Cash on hand 31st.		
December, 1835 .....		79,329

**£.112,552**

*Note.*—Independent of this balance of...  
 There are the Assets not yet brought  
 to account.....£14,948  
 Credited this year on account of the  
 Buildings at Guelph & Goderich... 450

Bills receivable .....	14,498
	146,016
Value of Cash Assets at the end of 1835.....	239,843
And 497,750 acres of land estimated, to be paid for in the preceding accounts, and valued at only 10s. sterling per acre .....	248,875
Total estimated value of the Company's Pro- perty at the end of the year 1835, .....	488,718

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Estimate for 1835.

Sterling-		Currency.	Sterling.
	Balance brought from 1834, ..		£.46,530
	Cash Instalment on assumed		
	Sales of land this year, same		
	as 1833 and 1834, say 120,000		
£.22,000	acres, at the average price of		
5,000	12s. currency per acre, would		
	produce £.72,000. one-fifth is	14,400	
6,223	One-fifth of Bills receivable on		
	hand, 31st. December, 1830,	10,000	
79,329	Ditto for Sales in 1831 .....	6,400	
	Ditto for ditto 1832 .....	8,800	
	Ditto for ditto 1833 .....	11,520	
	Ditto for ditto 1834 .....	11,520	
	Total to be received this year		
	from Sales of Land and bills		
	receivable.....	£.62,640	
	Interest on Bills .....	9,173	
	Ditto on Government Deben-		
	tures .....	000	
	Re-payment of Advances to Set-		
	tlers .....		400
	Buildings at Guelph and Gode-		
	rich (fourth instalment on		
	6,500 <i>l</i> .) .....	500	
		£.72,913	
	Deduct 10 per cent. to reduce		
	currency to sterling .....	7,291	
			65,622
£.112,552			£.112,552
£.79,329			
14,498			
146,016			
239,843			
248,875			
488,718			

*To the Editor of the Suffolk Chronicle.*

SIR,—Supposing that the 10,000 parishes in England annually relieve 2,500,000 paupers, at a cost of 7,500,000*l.* and supposing, that persons capable of labour, and their families comprise a half of that number and each family to consist of a man, his wife, and three children, that would make 250,000 families, which, at the relative proportion of expence, cost the parishes at present, 3,750,000*l.* per annum, or 15*l.* per head for each family. From the filling up of vacancies arising from deaths, &c. and by a succession of paupers, this may be stated under the present system as a permanent charge.

At 4 per cent. on capital, this is equivalent to the sum of .....£.98,750,000

The removal and permanent provision for the same number of families in Upper Canada (a British Province within six or eight weeks' sail of this country, possessing all the requisites for comfortable settlement,) with the first instalment paid on 50 acres of fertile land for each family, and support to enable them to clear part of their land, and to produce a first crop, say, as per estimate at 55*l.* each family, would cost ..... 13,750,000

Difference..... £.80,000,000

The annual interest on which 13,750,000*l.* at 4 per cent. would be 550,000*l.*, instead of 3,750,000*l.* shewing an annual saving to parishes of 3,200,000*l.* sterling, besides changing the condition of the poor from a state of hopeless misery to permanent comfort and happiness.

This statement, if an approximation to correctness, requires no comment, whatever may have been the causes that have hitherto deterred parishes from applying to Parliament to enable them to enter on a measure of relief so effectual, the time is now arrived when the removal of unemployed labourers and their families can no longer be delayed without a wilful sacrifice of their interests, as well as that of the country, to which relief Lord Howick's Bill immediately relates, and will ultimately be productive of immense good to all parties, especially the poor.

A sinking fund might be formed by parishes to enable them to redeem the principal money to be borrowed for the purpose, and such is the extent of the saving, that a provision of this sort would be perfectly easy.

To prove that there is a practical mode of carrying into effect a voluntary emigration to a wholesome extent, there are persons both in Canada and London who might be induced to contract with his Majesty's government, with parishes, landed proprietors, or individuals, for the removal and comfortable establishment in Upper Canada, of the labouring poor and their families, on the terms here stated, which, while they ensure every needful comfort to the emigrant, on their own land, would only amount to about one-

13,750,000

80,000,000

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seventh part of the expense of supporting them in this country.

## ESTIMATE OF EXPENSE.

	£.	s.	d.
Removal from this country to the place of their location .....	20	0	0
Log-house, and small lot cleared.....	10	0	0
Partial support, payable gradually as the land is cleared, for twelve months, ex- clusive of wages they may earn.....	20	0	0
First Instalment on 50 acres of land at 10 <i>l</i> . being 2 <i>s</i> . per acre, the remainder to be paid by the settler, in small annual payments, with interest, which, if industrious, he will be able to pay out of the crops ....	5	0	0
	<u>£.55</u>	<u>0</u>	<u>0</u>

These advantages, united to a healthy climate, and the growing prosperity of Upper Canada, in a public, commercial, and agricultural point of view, all tend to urge the attention of the British community to the immense resources of that fine colony, which have lain dormant till within the last four or five years. What is to hinder, when the canal now in operation is completed, land being of the same value it is on the opposite side of the St. Lawrence; especially when the Canadian farmer has the perfect certainty of the West Indies and England as customers for his surplus corn, not that I anticipate any great quantity of wheat find-

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ing its way here for many years to come, and capital is too scarce to expect milling to become general while labour remains at its present high rate.

I am, Sir, your's respectfully,

Woodbridge, March 2, 1831.

W. C.

THE following letter is from Mr. O'Brien, a gentleman residing about 18 miles from York, who is well known in Dublin, and Bristol; he last year married the daughter of a clergyman from Gloucestershire, of the name of Gapper, he was formerly in the army, is now on half-pay, and was some years ago, casually acquainted with J. Turner, Esq. banker, Colchester, and Major-General Rebow, of Wivenhoe Park, in Essex :—

Vaughan, Oct. 25, 1831.

DEAR SIR,—I have read your account of this Province, and as far as comes under my own personal observation, I know your statements, more particularly that part of it which relates to the prices of provisions, farming produce, rate of wages, and abundance of employment, price of land, its productiveness, climate, markets, &c. &c. to be substantially true, and so far from being exaggerated, that perhaps a more favourable account of this country might be the more correct one. Witnessing every day the invariable success that

attends common industry and prudence in every station of life in this Province, the ease with which the poor man raises himself to independence, and the independent man to wealth, I were wanting in common charity not to wish you every success in your undertaking.

My dear Sir,

Your obedient Servant,

EDWARD O'BRIEN.

MR. W. CATTERMOLLE,  
York, U. C.

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THE subjoined letter was written to Mr. J. CORBETT, who has been employed by the Canada Company for the last two seasons as the agent at Quebec, and who is a settler on their lands:—

DEAR SIR,—I promised to write you a few lines to Quebec, and you are at liberty to make what use you please of them, you have a good cause to vindicate, a good country to recommend to British emigrants. I promised to give you a short history of my own experience in America, for the last twelve years. I landed on the 18th of July, 1818, at Philadelphia, thinking then to go to the westward, but meeting so many old countrymen, who had been to the western parts of the United States, and hearing from them of so much sickness, fevers, agues, bilious complaints, &c. we turned to Seetguehannah, in Pensylvania, to

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settle. I bought a farm of 121 acres, at four dollars per acre, the land proved poor, and after toiling myself and family for near three years, I sold it again for what it cost me, giving in all my time and improvements. I then moved into New York State, there I took up the trade of peddling, in order to see new parts of the country; the anxiety for the future, for the success of my large family, was the cause of my emigration; I wanted to find a good part where I could settle myself down for life, where I could get land for myself and family, as my means were then but small; I had to try to find a place where land was good and cheap; at last, after searching in three or four of the States, and getting disappointed, I turned round, and come to see Upper Canada, and I do bless that Providence that directed me here to this part of the world. When I would be travelling through the western part of New York State, I could see plenty of fine farms, but they had good owners for them, and the price was from 20 to 25 dollars per acre. I got sick of their democracy, that I was properly glad to get under the British government once more, and truly in Upper Canada we have it in all its mildest forms; democracy will never long go down an old countryman's stomach, though it sounds well at first to the ear; but when we see it in full practice, and more especially in our own family, when we hear our sons at the age of fifteen tell us, they guess they will do as they have a mind too, then the father feels not at home, when subordination is trampled upon in its own house, and which is really so often the case;

for my part I feel thankful I got my family from amongst them, before they were all ruined and contaminated; let an old countryman go to the United States, that is ever so great a jacobinical radical, and they will soon get cured when they begin to feel its effects in their own families and servants, if they should happen to have any, but they will hear the name of servants, only helps; besides, they quiz us so much, and if an old countryman settles among them, and has any money, his house will never be clear. Sharpers to borrow so long any remains, but you know all about this better than I do. You are now a little acquainted with my history, but I will be brief in our agricultural prospects in our part of the country. This is my sixth year on my new farm, being five miles from the town of Guelph, I have been a disinterested witness of the progress of that settlement, and I do think the town and township round Guelph, for industrious persons with families, can do as well as in any part of North America that I have seen; but I am digressing from the subject of my own success. Our crops look remarkably well, we have 94 bushels of seed-grain sown of all sorts, 20 acres of good meadow land to cut,  $2\frac{1}{2}$  acres of potatoes, 2 acres of turnips, and  $\frac{1}{2}$  an acre of flax. Our stock consist of 30 head of horned cattle, 62 sheep and lambs, 30 hogs, a pair of young horses; you wished me to give you a statement of last year's crop, as we had not done thrashing when you went away, it was our fifth year's produce, we had 1,329 bushels of all kinds of grain, mostly wheat and barley; we killed 2,400lbs. weight of pork,

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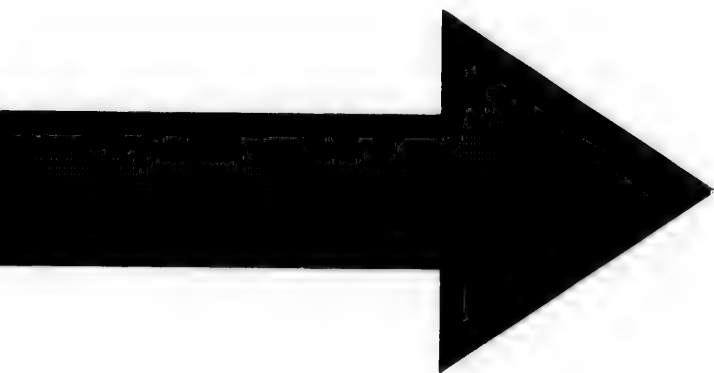
a good fat beeve for Christmas ; sold 2 yoke of fat oxen, some fat sheep, &c. cut 35 tons of hay, at 3*l*. per ton, for all we could spare, besides our potatoes, turnips, &c. ; our soil is excellent in quality, it is from two to three feet deep, on a good hard blue bottom ; our timber, maple, bass-wood, elm, beach, which always indicate a good soil. In addition to all these advantages in settling in Upper Canada in preference to the United States, our markets are from 1 to 2 dollars higher on pork and flour at Montreal than at New York, our lands better, our taxes two-thirds less than in New York State, more healthy, and under our own government ; my taxes for all the above described property, and 900 acres of land, was only 1*l*. 7*s*. 6*d*. Halifax currency. If this should be of any use in keeping even one good honest British subject from splitting on the rocks and shoals of the United States, I shall be happy.

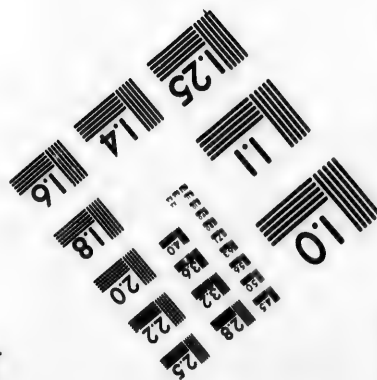
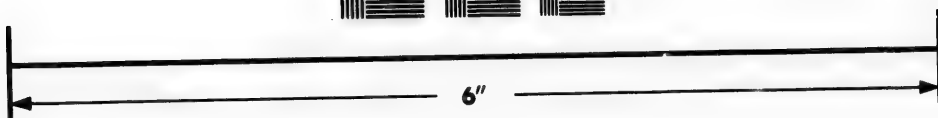
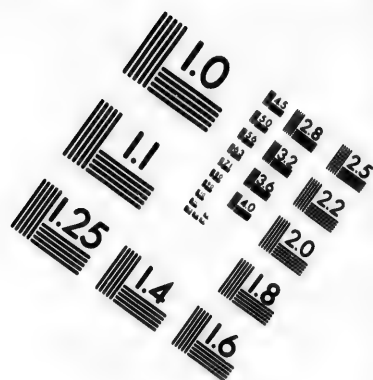
I am, Sir, &c.

*Eramora, Aug. 15, 1830.*

P.S. As some men of property have come up this year to the neighbourhood of Guelph to buy land, and rather objected because it was all wild wood land, preferring to buy improved farms, for the instruction of such settlers, I will give you an instance in the person of Mr. W. Armstrong, who has got 5 acres of heavy timbered land in our township, cleared only for 9 dollars per acre, he has a crop of barley growing thereon that will average 40 bushels per acre at least, last year it fetched 3*s*. 1½*d*. per bushel, the ashes







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either sold or made in black salts, would in most cases fence in the land ; thus those who clear their own land reap the first benefit of fresh land not exhausted by bad husbandry ; 40 bushels make about 25 dollars, clearing and fencing will cost about  $12\frac{1}{2}$  dollars, leaves  $12\frac{1}{2}$  dollars profit to the acre. I could have many more things to say in favour of a new farm, but the chief thing is a man with a family, and a few hundred pounds lays it all out in an old farm, his family in that case may have to go to a new settlement where land is cheap ; now if he were to buy several hundred acres in its present state, he would have the pleasure and profit of seeing his property grow in value every year, and what a grand stimulant to his children, to know there will be farms for them adjoining their relatives. I could bring many more proofs in favour of new farms, but my paper is done. Farewell.

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This letter was not addressed to me, but I am well acquainted with the party who handed it to me, a gentleman of the first respectability. I am told the writer is a plain, honest character, and I have no hesitation in saying there are hundreds of persons in Upper Canada, who cherish similar sentiments ; the town of Ancaster alone, or Dundas-street, contains many of this opinion, chiefly Scotch ; but as I before observed, all who come to us from the United States, even the Dutch, Pennsylvanians, on Yonge-street, will

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respond to these feelings; they come generally well  
 cured from all desire of further rambling, they set  
 down to work, it is sure to pay them, and they become  
 happy.

The next letter is from a most intelligent gentle-  
 man, formerly a farmer at Upminster, in Essex, and  
 well known at Romford market in that county, also at  
 Woodbridge, in Suffolk, which market he attended  
 some time; there are two brothers, the writer of this  
 was, I believe, brought up as a farmer, the other a  
 miller, they own a valuable property within about 12  
 miles of York, and I believe, few men in the Province  
 are better qualified to venture an opinion than the  
 writer; but, I believe few men possess that dogged  
 industry, (if I may use the term,) which these brothers  
 practice, partly from the trouble and difficulty in ob-  
 taining men, that such persons succeed is no wonder,  
 and at no distant period they must become wealthy;  
 last Christmas-day twelvemonths, I took a sleigh ride  
 before dinner to see them, they then had 5,000 bushels  
 of fine wheat in their granary, at which time they only  
 rented the premises they have since bought, on very  
 advantageous terms.

*From the Suffolk Chronicle, March 19, 1830.*

TO MR. W. CATTERMOLÉ.

SIR,—Enclosed are the answers to the questions you sent me ; I should have extended my remarks more particularly on the subject of the discontent of the emigrants on first arriving in this country, but really, Sir, my time has been so fully occupied, that I was obliged to confine, rather than extend my observations.

I am, Sir, your obedient Servant,

W. R. WADSWORTH.

*Weston Mills, near York, Upper Canada,*

*October 13, 1831.*

THE value of land in our neighbourhood is, from its vicinity to York, rather high. What is here termed wild land, is land without a building, or improvement of any kind upon it ; it is worth at least from 1*l.* 10*s.* to 2*l.* per acre. The value of cleared land is not so easily ascertained, because it rarely bears any proportion in the sale of a farm, to the quantity of uncleared land on the farm. From the best information I have been able to get, as well as from my own observation, I should say it is worth about 5*l.* per acre. Payment generally easy—by instalments. Beyond Lake Simcoe, land is now selling at 5*l.* per acre.



The cost of building a mill depends mainly on what sort of one you build ; a common grist-mill, with one run of stones, would cost about 200*l.* to 250*l.* ; a good merchant's mill could not be built for less than from 800*l.* to 1,000*l.* The former, if in a good situation, would lease at from 40*l.* to 50*l.* per annum ; the latter, at from 140*l.* to 150*l.* per annum. Their value greatly depends on their situation for supply of water, and their distance from market. A saw-mill, upon the present simple mode of building them, could be erected for 100*l.* and will readily lease for the same sum per annum. The machinery of a saw-mill is so very simple, and there are but few streams that have a sufficiency of water in a dry time to carry one ; and unless a saw-mill can work the season through, it will not obtain the rent I have stated.

*Labour* is very high, and to this I attribute principally the very slovenly manner in which the land is usually cultivated. We (my brother and self) have employed a great many hands through the summer, and have paid none less than 3*l.* per month, and boarded and lodged them ; by the day, 2*s.* 6*d.* and board, or 3*s.* 9*d.* and find themselves. The average wages is from 2*l.* 10*s.* to 3*l.* 5*s.* per month, according to the supply of, and demand for, labour, and the capability of the labourers. The wages of a carpenter is 5*s.* per day and his board ; coopers are usually hired by the month—wages, 3*l.* 15*s.* and boarded ; blacksmiths and wheelwrights the same, and vary from 2*l.* 15*s.* to 3*l.* 5*s.* For shoeing a horse, we pay 7*s.* 6*d.* ; and for other work, of the common sort, we pay from 10*d.* to 1*s.* per pound, the

smith finding the iron ; it is customary in the country to find one's own iron, each trying to go the nearest and cheapest way to work that he can.

*Price of Corn.*—Wheat is the only grain thought any thing of in this country ; it is the only one of which the farmers endeavour to grow any quantity. The price per bushel (60lbs. neat) is at this time 5s. ; it has been a little higher this year, in the month of May last, it was worth 5s. 7½d. per 60lbs. Oats are selling at 1s. 3d. per imperial bushel ; peas, from 1s. 10½d. to 2s. 6d. per bushel ; barley is but little grown, 3s. 1½d. per bushel ; rye, the same price ; the latter, as well as Indian corn, is principally used by the distillers.

*The Roads*, with few exceptions, are bad, plenty of stumps, roots, and ruts in them ; there is an immensity of statute-labour awarded for the improvements of the roads, but it is very badly applied ; and the parties who attempt to repair, do not understand their business ; they certainly are improving though, hourly.

*Society.*—The state of society here is difficult to define ; in the common acceptance of the word there is none at all in our neighbourhood, nor beyond us ; the people generally are hospitable, their doors open to receive the benighted traveller, and rarely can you prevail on them to accept any remuneration. With respect to new settlers, they always find their neighbours ready to assist them in putting up their houses and preparing their patch of ground for grain—when fixed they repay them in some similar way. In the *Bush* it is indispensable to be on good terms with your

neighbours. Of course these remarks do not apply to the towns nor principal roads, or rather streets as they are here termed; some of which retain the name of street for 60 and 100 miles through the country, in which situations you will find as good society as in English small places.

*Taxes.*—Houses, mills, distilleries, and land, pay a tax according the respective value of each; wild land is valued at 4s. and all cultivated at 20s. per acre; a horse pays 8d. per acre; a yoke of oxen the same; a cow 3d.; the tax commences from the age of 3 years on stock of this description. All property is rated low, and pays 1d. in the pound.

*Stock* are rather of a coarse description, but perhaps not ill-suited on that account to the hardships they have to undergo; all the heavy work on the land is done by oxen, the breed of horses at present being too light for such purposes. Whilst on the subject of horses, I cannot help remarking the general want of good draft horses; a person coming to this country would find his account in bringing over a complete draught stallion of the Suffolk breed, which crossed with our present stock, we should obtain some useful animals. To return to cattle, they are found to pay very well, the cost of keeping them is comparatively speaking, nothing, the *Bush* affords them pasturage in summer, and in winter they brouze on the small branches of trees that are cut down to clear the land; this, with a little salt occasionally, is the manner in which thousands of cattle are kept during winter; and, although cattle are low in price, yet it is nearly all profit. A good yoke

of oxen are worth from 15*l.* to 17*l.* 10*s.*; cows from 3*l.* to 5*l.* Fat cattle are generally dear in the spring, and cheap towards the commencement of winter. Sheep for the most part very inferior, but pay remarkably well, a good stock much wanted, as the taste of the country is quite altered of late years in regard to mutton.

*Chance of success to small Farmers, &c.*—I think there is every chance of success for small farmers, the value of land to rent is not yet known; there are many cleared farms which might be hired at very low rents, say from 7*s.* 6*d.* to 10*s.* per acre; there is every probability that wheat will average 5*s.* per bushel. Hay has fetched in York for many years, 2*l.* 10*s.* per ton; during the greater part of last year it sold as high as 3*l.* 15*s.* per ton. In comparison of such prices, what are the outgoings on a farm? there are neither tithes, poor rates, church-rates, nor any of those thousand and one expences that are in England; labour is certainly high, and in fact the only expence on a farm worth noticing. Some how or other every emigrant appears averse to hire land, for which most of them are far better suited than to go into the Bush and clear away for themselves, where many become discontented and wish themselves at home again. Very many on arriving at Canada think they are at the end of all their troubles, and expect with little exertion to get a comfortable living, these will be deceived, it requires the utmost assiduity and patience for the first three years of the most industrious to make headway here, after that period the settler gets better acquainted with the manners of the people and mode of

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managing land. I should recommend to all persons, who possess means, to hire or purchase land with a small part cleared, in preference to buying wild land.

Your other questions I will answer at a future time.

*To the Editor of the Ipswich Journal.*

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SIR,—You will much oblige me, and I trust many of your numerous readers, by allowing me to address a correspondent of the Suffolk Chronicle, through the medium of your Journal.

I am, Sir, your obedient Servant,

R. A.

TO MR. W. CATTERMOLÉ.

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SIR,—In the Suffolk Chronicle of the 12th inst. you offered the public some remarks on emigration, and considering the question a general one, and of peculiar interest at this season of the year, and also of serious importance to many in the present state of the country, I think you would have done well by giving your opinions and statements publicity in *all* our County Journals. I should feel obliged by your answering the following queries, having been some years since in British America, but at the same time in his Majesty's service, I had not leisure to devote to the ascertaining the capabilities of the Provinces so extensively and accurately as your residence must have

enabled you to do. The sole object I have in view in addressing you, Sir, is a desire to benefit the sinking farmers of small capital, and the unemployed labourers and mechanics who are now around us in fearfully large numbers; and, if possible, to furnish such persons with correct information to enable them to proceed to a country, wherein I saw, during my short sojourn there, nothing but industry, prosperity and contentment.

1. At what particular time of the year do you advise emigrants to leave this country?

2. Which parts of Canada do you consider most congenial to the habits and interests of English emigrants?

3. What trades, professions, &c. do you consider most likely to succeed; and are you well provided with places of worship, pastors, medical practitioners, school-masters, &c.?

4. From which country do you imagine the greatest number of persons emigrate annually, from the United States to Canada, or from the Canadas to the United States, and a description of such persons?

5. As you state so many persons landed last season at York, Upper Canada, has any provision been made for invalids, the destitute, and such casualties, as, from my knowledge of voyages across the Atlantic, must ever be attendant on such undertakings, especially where the great mass are persons of humble life; and what is the difference in the taxes on a farm of 100 acres of land in the United States and in the Canadas?

6. Which country offers the best price for the produce of a farm, and the best wages to mechanics ; and in which country can you purchase manufactured goods at the lowest price, and why ?

7. If the chances of success are equal, as it regards settling in either country, is it not the duty and interest of government, gentlemen, and others of this country to advise, encourage, and assist emigrants to settle in our own colonies, wherein the manufactures of this country only are purchased by settlers, and the produce of them again returned to the mother-country ?

8. Have the Canada Company agents in this country and in the first parts of America, to whom emigrants can apply for information, advice, &c. and at what expence, and by what conveyances can emigrants reach Upper Canada after being landed at Quebec ?

9. Have you any extensive knowledge of the present state of the paupers of this country, and are you in possession of means to make your information and advice appear in a manner to be relied on as correct ?

Respectfully soliciting your replies,

I remain, Sir, your's, &c.

R. A.

*L—, March 16, 1831.*

*To the Editor of the Ipswich Journal, April 2, 1831.*

SIR,—In reply to the queries of R. A. of L—, I beg to assure him, I am pleased that some efficient person has come forward to benefit his poor neighbours first, and secondly, to prevent such farmers as are disposed to emigrate, from investing their capital in the United States, and what I regret more, adding to the strength of a power that will always be exceedingly jealous and watchful towards Britain; and to assist persons who are hesitating on the decision they shall make, I refer them to the observations of an American gentleman on the Canadas, Professor Silliman, of Yale college, who thus writes:—"It is questionable whether any conquered country was ever better treated by its conquerors than Canada. The people were left in complete possession of their religion, and revenues to support it; of their property, laws, customs, and manners, and even the defending their country is without expence to them: and it is a curious fact, that (unless there were other counter-balancing advantages) so far from being a source of revenue, it is an actual charge on the Treasury of the Empire. It would seem as if the trouble and expence of government was taken off their hands, and as if they were left to enjoy their own domestic comforts without a drawback. Such is certainly the appearance of the population, and it is doubtful whether our own favour'd communities are

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*politically more happy.* They are not exposed in a similar manner to poverty and the danger of starvation which so often invade the English manufacturer; and which, aided by their *Demagogues*, goad them on to every thing but open rebellion. Lower Canada is a fine country, and will hereafter become populous and powerful, especially as the British and Anglo-American population shall flow in more extensively, and impart more vigour and activity to the community. The climate, notwithstanding its severity, is a good one, and very favourable to the freshness and beauty of the human constitution. All the most important comforts of life are *easily* and abundantly obtained." I also wish to introduce a short extract from the speech of Mr. Clay in Congress, 1824.—Such was the fertility of Upper Canada between lakes Erie and Ontario, and so *cheap* were the lands sold by the British Government, that the settlers there could afford to undersell the farmer of the United States, whose land would cost him *ten times* as much." Another member, Mr. Vane, of the State of Ohio, said, "Upper Canada is now a considerable, and will be, at no very distant period, one of the greatest wheat-growing countries in the world." These are statements that may be relied upon, more especially coming from the quarter they do, and I should think deserve more serious attention than the mere opinion of a celebrated writer of the day, who advises all to go to the United States, and only in American vessels; or indeed of any of the class alluded to by Professor Silliman, however talented such persons may be, as their motives cannot be

known, whereas these individuals cannot be doubted. I preface my answers to your questions by these remarks, from my personal knowledge of the great exertions which the Americans are making to induce emigrants to buy their wild lands, and having had ocular demonstration that neither the British Government, nor any body of men in this country, have yet paid one-tenth of the attention to the capabilities of Canada, a country equal at least to all the parts of the United States running parallel to it, *viz.* New York, Pennsylvania, Ohio, and Michigan; this has often surprised me, when in Canada, to see useful emigrants on our own wharfs beset with land jobbers, endeavouring to cajole them across the lines. In answer to the first question, much depends on the condition of the parties; if day labourers, early in the season, not later than the end of April: to mechanics it is quite immaterial, they are always wanted, but farming men by landing too late, miss the harvest work, and such other jobs as may enable them to go upon lands by the end of the year, and by the time they begin to get accustomed to the customs of the country.

2nd and 3rd I place together.—If merchants or capitalists, I think Lower Canada offers chances superior to the Upper Province, but the climate is not so fine, I do not admire its extremes of heat and cold; to the farmer with a small capital, and large family, I think with Mr. Clay, no parts equal to the shores of lake Erie, and the western country generally. New settlers will always find plenty of excellent farms for sale, from the circumstance that most of the original

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settlers went out very poor, but having cleared lands by the assistance of their children, are willing to sell improved farms much cheaper than persons can do it themselves who do not understand such an undertaking, and these individuals go to other spots where they can purchase wild lands at an easy rate, and by the transfer place all their children on farms; this, in my opinion, is to new settlers far wiser than accepting wild lands from the crown; I have known many persons succeed better who hire farms, than purchasers, because they come into immediate operation without the slavish labour of clearing, burning, and fencing the first year, which few English farmers are acquainted with. Farms of 100 to 150 acres, 50 of which are cleared and ready to crop, a log or framed house, with out-buildings, &c. may be obtained at from 300*l.* to 350*l.* one half is usually paid down, the remainder in 4 or 5 annual instalments, as the parties agree, which with industry can generally be made off the farm. In Guelph the price of land is now 15*s.* per acre, the first crop is always expected to pay all the expences of getting it into cultivation; it is only 24 miles from a good market; there is a grist mill recently erected at the cost of 2,000*l.* which will take off a great quantity of corn raised in that quarter. The Canada Company make all the side roads to the main ones, and intend taking corn in payment for their lands. In the Huron tract, containing about one million of acres, they are building a harbour, and have laid the foundation of a city called Goderich, and making many other improvements; there land sells at 7*s.* 6*d.* per acre.

Grain can be shipped on board of schooners, and, when the Rideau is completed, pass on to Montreal; at present it is unloaded at Prescott, and goes down in Durham boats; since I left, one Dutchman whom I know, has bought 6,000 acres, and taken up 50 followers; this same person whose name is Michael Fisher, had an estate on Yonge-street, 17 miles from York, for which he has been some time asking 12,000 dollars, this would suit emigrants of sufficient capital much better than going so far back into the country, although he can do well by the exchange.—In regard to the professions, trades, &c. I place a farming first, next all common mechanics'—carpenters, smiths, masons, bricklayers, joiners, wheelwrights, tailors, shoemakers, millers, ship-builders, and especially millwrights; the latter I have known, only last year, to get 10*l.* per month, and boarded, but I think it was an extreme case; English brewers would be certain of making more of their capital than at home, and would be quite sure of patronage, from the moral revolution such establishments would not fail to bring about, neither the United States government, nor government of Canada, yet dare to tax spirituous liquors as they ought to be, though I think both would be most happy to do it; whiskey, such as it is, at 7*d.* per quart, and beer at 6*d.* is too strong a temptation, and nearly all drink the former. The few brewers in operation are saving money fast, they get all their hops from the United States, but when the canal is finished, they intend using a portion of English hops, they being so much superior in quality; by the present mode of

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transit that is impossible, for instance, a ton of merchandise cost from London 21s. to 25s. to Montreal; from thence to the head of lake —, between 500 and 600 miles, it will cost from 5*l.* to 6*l.* surely the canal from its tolls will repay the expence and encourage its completion; if hop growers would go out, the ground is open to them; I only know of wild hops grown in Canada. I have a letter now before me received from a young man, a carpenter, at Goderich, to his brother in Framlingham, Mr. Freeman, who it seems, ramblod some thousands of miles through the United States, he says he has plenty of work at 7*s.* 6*d.* per day, or 6*s.* 3*d.* and boarded, and that he gets his wages far better than he did on the other side. Notwithstanding the number of public works going on in the Upper Province, I am not aware of any person, except those sent out by the Home government, who follow the profession of an architect or civil engineer; 512,000*l.* has already been expended on the Rideau, a large sum on the Welland canal—the latter chiefly done by American contractors, which the late Mr. Mactaggart took good care to prevent at the Rideau while under his superintendence, unless they were persons both capable and giving proper securities for its due performance. Surely were this generally known to gentlemen of talent in this country, some would be tempted to venture over. Nor has a steam-engine ever been manufactured in the Upper Province; one was began last year by an enterprising American. In York alone last year a college was built, a parliament house, presbyterian church; I will not pretend to state accu-

ately, but I think, at a moderate computation, work to the amount of from 25,000*l.* to 30,000*l.* was began, and no doubt exists on my mind, that for some years to come as much more will be done, from the commercial enterprise at last roused into action. Steam-boats are much wanted on lake Erie; to the shame of British capitalists be it spoken, there is not one on our side, although from Buffalo to Detroit, 5 or 6 fine boats have been in full operation some years; these, of course, enjoy all the passenger trade, and most of the freight, except the little done by our schooners. These are facts that any one may readily ascertain, by applying, I should suppose, at the colonial office; I only speak from my own supposition. In most places, where a number of settlers plant themselves, a school is erected, and one place of public worship, which is used by all denominations till they are able to form separate bodies. The Episcopal, Roman Catholic, and Presbyterian teachers, are all allowed a stipend from the government, but not sufficient, in all cases, to maintain them; the deficiency is made up from their different congregations; the American conference kindly supplying them with abundance of Methodist preachers, whom it would be far better for the colony to pay themselves, if they could be sent from England, than running the risk of having the country inoculated with Republican preachers, which is as natural to them as piety is to the English Methodist preachers. There is a public schoolmaster in every township, partly paid by a fund raised in England—the rest by the friends of the scholars. There is no deficiency of medical and

surgical practitioners; in the country their's is a life of great labour; the practice requiring so much travelling about. In towns the case is different; respectable persons meet with ample support. There is a medical board appointed at York, where all persons desirous of obtaining a license to practice, are examined, and, on the favourable report of the candidates' qualifications, the governor issues his certificate.

4. There is no hesitation on my mind in stating the number as much greater who emigrate from the United States to us, than of those who quit the Canadas for the States, for this very plain reason—those who come to us are chiefly agriculturists, who get land cheaper: carpenters, ironfounders, or workers in iron, millwrights, and all kinds of machine makers. No axes that I have seen from England appear to succeed equal to the American or Canadian; and the only reason I could discover was—in England they are made with sea coal, there always with charcoal, 12s. 6d. to 15s. the usual price—the weight seldom exceeds  $5\frac{1}{2}$  lbs. 3 of which are iron. Almost every American axemaker who comes over, saves considerable property; many thousand axes are annually sold in York at these prices. Another class of persons are British emigrants who landed in the States, and after a year or two's sojourn among them, found out they had formed an incorrect idea of their character; these make the very best Canadian settlers, only they generally come *minus* the little cash they brought over with them. From Newmarket to York, a distance of upwards of 30 miles, the bulk of the inhabitants are from the United States

—they came out poor 20 years ago; and in Newmarket, now, there are many as fine farms as in some Suffolk villages, and few stumps to be seen. These are principally Dutch, Pennsylvanians, and friends from the same state.

5. Have you any provision for emigrants, &c. ?—Last year, from the great influx of persons from Britain, it was considered necessary to call a public meeting of the inhabitants of York, to examine into this most important question.—Many weeks in the months of September and August from 200 to 300 persons arrive per week, at which meeting some benevolent individuals proposed to establish an emigrant society,—to erect a building fit to receive such poor persons who might need assistance. Soon after the chairman had taken his seat, the Treasurer for the Home District informed the meeting that the Governor, Sir John Colborne, had given the society a piece of ground, and 400*l.* towards its erection. The building was begun before I left York, and will be ready for those who require it this season. The resolutions, as near as I can recollect them, were, that a superintendant should be appointed, whose duty should be to go on board every boat on its arrival, and ascertain who wished to avail themselves of the institution, to register their names, occupations, and make enquiries for employment for those who wanted places, and, if necessitous, to afford them accommodation for a week or ten days after their journey up the country. If any invalids arrive there is a large hospital to which all can have admission,



and great care is paid to their different cases. The taxes on a farm of 160 acres in East Chester county, 15 miles from New York, amounted to 8*l*. 15*s*. per annum, for which, and a good house, out-buildings, &c. the sum of 3,250*l*. was offered and refused. On the same occupation in Canada it would not exceed 30*s*. or 2*l*. but I have my doubts if the Canadian farmer enjoyed the same facilities in regard to roads, bridges, and canals, whether the greater sum could not be as easily paid as the less. These advantages alone render property valuable, and I must say that, in my opinion, the Canadians have taxed themselves more by injudiciously dispersing over a larger space, than in any age the most despotic government on earth would attempt doing—the same error is often committed in the United States, but not so common.

Want of time prevents my answering all the questions, but I will forward the rest next week.

I am respectfully,

W C.

*To the Editor of the Ipswich Journal, April 2, 1831.*

*Rochester, April, 6th, 1831.*

SIR,—Continuation of answers to the questions of R. A. of L—, respecting emigration to the colonies.

6th is soon answered.—Farming produce in Ohio and Michigan, opposite our western districts, is considerably lower than in Canada. Wheat in Ohio, in 1830, varied from 1s. 10½d. to 2s. 1d. per bushel. In Canada from 5s. to 5s. 7d½.; it generally fetched 3s. 9d. in the back townships, and if the parties can hold it till the winter, when the roads are good, they can always get the best price for their corn. In the State of New York the difference is not so great, say 25 to 35 per cent. in favour of Canada on an average upon all farming produce, but as Mr. Clay remarks with land, ten times as dear in the United States, and taxes considerably higher; in proof of which a friend of mine, who lived in a house for which he paid a rent of 800 dollars, or 200l.; his taxes were from 7l. to 8l. 10s. this was in 1826; in 1828, Mr. Ely, one of the bank directors in Rochester, New York State, the proprietor of the house, reduced it to 300 dollars, so much has the town declined in that period. In York, the taxes on a 60l. rent, were 1l. 19s. 6d.; in both countries I always found rents very exorbitant, excepting mere farm houses. All British goods may be had

in Canada, such as are subject to duty, &c. in England, with the drawback allowed, and  $2\frac{1}{2}$  colonial duty imposed at Quebec; this enables the better class to enjoy English luxuries at an easy rate—say freight, insurance, &c. is usually supposed to add  $33\frac{1}{3}$  per cent. on the cost of articles from Britain—whereas, in the United States, from the present tariff regulations, the duty alone varies from  $12\frac{1}{2}$  to 50 per cent. without any other charges.

The 7th is so obvious that I am surprised it has not, before the present season, struck all the rate payers in England, *viz.* that it must be far more to their interest to enable such as are willing to emigrate, and at the same time advise all such to try Canada; if it is so badly governed as has been represented, the road to the republic lies open to them, *5s.* will always get them across, and we only then lose such as make the experiment, the result of which I do not fear; but to all such as are able to remove themselves if they are dissatisfied with the institutions of Britain as conducted in the Canadas, I would advise these to land at New York, let them try the boasted liberality of their government, and precisely in proportion as they ever knew true enjoyment in this country, will be their distaste towards them; and should they venture to give us a look, by the time they reach the Canadian frontiers, they begin to find all the statements of Canada not exactly correct, or they would not find so many respectable Americans settled in that country. Nor do I see any just reason those whose bounty is extended to the destitute, should hesitate in giving an

opinion as to the destination of the objects of their bounty ; the common wages of a day labourer is from 2*l.* to 3*l.* per month, and boarded—this, well managed, will soon place an industrious family on a small farm, and, if poor, the man can generally find older settlers that will gladly hire him occasionally, gradually raising him from the degraded position of a pauper here, to be an independent yeoman there, of which I have seen hundreds of instances. No one will accuse Mr. R. Gourlay of exaggerating in favour of Canada, and in his statistical remarks on Upper Canada he thus expresses himself :—" No country in the world is less burdened with taxes, in no other country is the produce of labour left to the labourers own use and benefit more undiminished by public exactions, or deductions in favour of landlords, or other private persons, and it may with great truth and propriety be added, that the objects of labour, especially agricultural labour, the most useful of all, are no where more abundant in proportion to the quantum of labour expended upon them."

8. The Canada Company have agents in Bristol, Edinburgh, Dublin, Cork, Liverpool, Greenock, Quebec, and Montreal ; at York, Upper Canada, the principal office is held, from whence their commissioners forward all who purchase not less than 100 acres, and pay 2*s.* per acre as the first instalment, at their own expense for this season only ; this can be paid in London or Quebec, from which latter place they also do the same to any part in which their lands are situated ; this is a great advantage to poor emigrants,

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saving them much trouble in hunting up conveyances. The cost per head from Quebec to York is about 25s. to 30s. without food; the steamers last year carried passengers from Quebec to Montreal, 130 miles, for 2s. 6d. and two new ones will be added this season.

9. In regard to the last question I do not feel myself qualified to go much into, having been out of England some years, such parts as I have visited I can mention:—In the county of Essex I found much less distress, and fewer persons out of employ, than in Suffolk, and, as far as my observations went, better paid; and what struck me as remarkable in the two parishes of Great and Little Clacton, the two Hol-lands, and some adjoining parts, the most riotous individuals were not the most distressed, but were urged only bad advisers. In my native county, Suffolk, distress exists in almost every village, nor do I see in what manner the farmer is to relieve himself, especially the small occupier, who feels it most severely. The government could most effectually relieve the poor by a national effort, removing such as are willing; I would only accept such, and from having been lately among them, I find great numbers perfectly desirous to embrace any reasonable offer. Suppose, as I stated two years ago in my letters from Canada, vessels of war doing nothing in harbours, were taken up as transports, it would save the parishes much money, and be no discredit to the service, a sailing master only would be wanted, if naval officers did not like the measure; I think if they can carry specie, which they all gladly

do, they need not object to a plan for the amelioration of their suffering countrymen, the cost of transit, &c. might then be left under proper controul for their use on landing.—Food should always precede population, but Canada is widely different from Van Dieman's Land, Australia, &c. it is already to a certain extent in cultivation, and has of late years annually sent a small quantity of corn thither. Should large numbers go out this or next season, it is only keeping that corn at home, and if any fear exists on that subject, I refer all doubters to the evidence of J. H. B. Felton, Esq. of the Executive Assembly of Lower Canada, before a Committee of the House of Commons in the year 1820. He says, "I have no doubt that the free admission of 100,000 quarters of grain for 10 years would induce that legislature to relieve the individual, public, and his Majesty's government from all expence attending the introduction of any number of emigrants in the Province." In another place he states, "I am so convinced of the great facility of settlers enjoying the advantages proposed to be afforded to them possess, to make their payments on the terms prescribed, that I have no hesitation whatever in binding myself to the extent of 10,000*l.* to make up any deficiency in the first years interest in either of the two Provinces, provided that a proper degree of judgment be exhibited in the location of the settlers on the lands." In reference to the last clause, persons desirous of seeing me shall have all the information rendered them which my residence in the colony has placed me in possession

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of; I also have testimonials from persons of respectability in Canada, which I think will prove satisfactory to most enquirers; these simply refer to my knowledge of the country.

I am, Sir,

Your's respectfully,

W. C.

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*The following are Copies of Letters from Settlers in Upper Canada to their friends here, containing important practical information relating to that country, for the guidance of Emigrants.*

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*Guelph, Upper Canada, Feb. 26, 1831.*

DEAR JOHN,—I received the letter, jointly wrote by my brother Adam and you, and you can hardly imagine the joy we felt to hear from our dearest old friends in the land of our forefathers, that you were in health, and able to handle the awl and shuttle; but I fear you will have enough to do to make your hard earnings support the cravings of nature. When we sit down to our meals, I think how happy I would be to share them with my dear friends in Scotland. After arriving at the head of lake Ontario, which we reached in July, I took a house for a month, and leaving the family set out to see a little of the country, in company with two fellow emigrants; and after traversing be-

tween 500 and 600 miles—through fourteen townships, we gave the preference to the Company's lands at Guelph, being good, well watered, and a healthful country, although it is a dollar higher in price than many other townships: so returning to the Lake we struck our camps, and came direct to Guelph on the first of August. It is 26 miles north-west from the Lake Ontario; I immediately went through the lands of the block, and selected a lot of 100 acres, they are all laid off in 100 acre-lots, but you can purchase as many of these as you please, and have 5 years to pay it in; it is 3 dollars per acre, you pay a fifth, that is 15*l*. when you enter on your lot, and a fifth yearly for the other four years. A dollar here is 5*s*. a British shilling 1*s*. 2*d*. and a sovereign varies from 24*s*. to 23*s*. 4*d*. A lot of 100 acres is laid off a quarter of a mile in breadth, by five-eighths long, and a road laid along the head, and down betwixt every second lot twelve yards wide,—you have your measurement exclusive of the roads.

I was desirous to have some wheat sown in the fall, as it would yield us bread of our own growth for next year; and it does not answer here to sow wheat in the spring, so I engaged a young man, who came over in the ship with us from Edinburgh, for two months, and commencing immediately, we succeeded, with my boy's help, in cutting, clearing, and getting sown in wheat, four acres, which looks excellent; the product in wheat here, I understand, varies according to circumstances, from 20 to 40 bushels per acre. I next set to work with the lad, and got up a house 29 feet long by



21 wide, with a cellar below, 20 by 18, and  $6\frac{1}{2}$  deep; our houses are all of wood, the manner of building is—you have your blocks cut and prepared, and drawn to the place by oxen, (you get a man with a pair of oxen for drawing your wood together, for 7s. 6d. per day;) then you go round to the settlers in your neighbourhood, letting them know the day you wish your house raised, inviting as many as will manage it in a day, when they assemble and help you up with the logs, I had twenty at mine; you then finish the rest yourself, or pay tradesmen to do it, but that comes very expensive, wages being so high; a joiner and mason has 8s. and 10s. a day, a labourer from 3s. to a dollar, and victuals, and they by no means work too eagerly. I did all my house myself, put on the roof, and built the chimney, indeed every thing till I came to lay the floors, when I had to engage a joiner a week to plane and plough the deals; I paid him for the week ten dollars, with victuals. The houses in other respects are done much like those in Scotland, only in place of slates we have them shingled with wood, which when painted looks exactly like slating, and will last twenty years. I have two good apartments and an excellent loft upstairs, with three large windows, the glass is cheap, a pane, 10 by 12 inches, is 4d. Mine is said to be the best house in the block, by all who have seen it; I feel sensible, at least, that it is warm and comfortable. I have since, with the two boy's help, cut six more acres since the fall, and expect to have eight more cut by Spring; our axes are quite different from your's, more like a wedge, they cut wood far

better. The wood is of all sizes, from the sapling of a quarter inch to the tree of thirty feet in circumference, thousands, great and small, upon an acre; our manner of cutting is—all below about six inches in the side, we cut by the ground, and the larger ones two and a half feet high, the roots rot out in eight or nine years, and are then drawn up by oxen; few horses are kept till the ground is thoroughly cleared, as oxen are more steady amongst the stumps, &c. When you have your trees cut down, you lop the trunks, and pile them up in heaps, the trunks cut in lengths convenient to be drawn by oxen, together into log-heaps, 50 or 60 cart loads a-piece. What is cut in winter is burned off in the end of April, and that cut in summer consumed in October, when the wheat is sown. The wood on one acre would, in Scotland, give as much money as would here purchase 300 or 400 acres of land, wood and all,—there is here ash, elm, beech, pine, oak, larch, fir, hickory, butternutt, iron-wood, bass-wood, poplar, balsam, cedar of Lebanon, and the maple-tree, from which our sugar is extracted; and on my lot here are many thousands of cherry-trees, seven and eight feet in circumference; all the kinds of wood grow to large trees, and all the above kinds grow on my lot, with some others whose names I have forgot; and plumbs, gooseberries, blackberries, and currants are growing in thousands, though their berries are small, owing to their wild state. The sugar is made in the month of March, the process is this—they make small wooden troughs, and cut a notch in the tree about an inch and a half deep by two wide, and the sap runs

into the trough, it is then boiled on a slow fire, the longer you boil it the more it is refined, and the skimmings is excellent molass, when boiled it is poured into pots, or what you please, and when cooled is harder than your loaf sugar; some individuals make ten and twelve hundred weight in a season. A large tree yields from five to seven pounds weight of sugar, and the tree no way exhausted, as it will yield the same every year.

The ground requires no ploughing till the third year; after burning off the wood, we sow the grain, with only a slight harrowing, and the following year burn off the stubble, and again just sow and harrow. The seed is a short time in the ground, except the wheat; barley, oats, and peas, and Indian corn, are all sown in the beginning of June, potatoes planted in the same month, and harvest commences about the middle of August.

In summer the days are two and a half hours shorter, and in winter as much longer, than with you, and five hours difference in the time of day; twelve in the day with us is five in the evening with you. I have, in Scotland, found some days as hot, and some as cold as any here; but our summer heat and winter cold is here more equal, neither nearly so extreme as I expected; the most pleasant time is what is here called the Indian summer, from the month of October till December. Winter sets in regularly about the new year, and continues till the beginning of April, not changeable as with you frosty and fresh alternately, but fixed and equal: our sky is always clear. The

settlers say this is the coldest winter they have found, yet I do not feel it disagreeably cold ; I have wrought every day without my coat. The sun has a strong influence in our long winter days, and the snow is seldom above a foot deep. As we scarcely ever have any mist, it is exceedingly clear at night. You know my sight is not good, yet I can read a small print quite well with the light of the moon. The winter is far longer and colder in the Lower Province.

We grow pumpkins, water and musk-mellons in the fields, with most kinds of vegetables, in great perfection. As to the face of the country, it is not easy to form an opinion. It appears one vast forest ; one would suppose there are no hills in the country ; I believe were it cleared I might see a hundred miles. It is well watered, however, with lakes, rivers, and fine burns, which we here call creeks, one runs through my lot very like Newtounburn ; and I have already discovered two particular fine springs on my acres, I believe there may be more if I had time to search : beside the best one I have fixed my habitation, and I call my place Greenwells ; for " auld lang syne," early associations you know. I have seen no whins, heather, or broom here ; but we have gowans, and " the thistle so green ;" and red, white, and yellow clover grow spontaneous, and in great abundance. The fairn is also here in abundance in many places, with a variety of British flowers and herbs ; but there is much here of that sort, natural to the climate, which I yet know not even the names of. We have a variety of birds of the most beautiful plumage, robin red-

breasts too, much larger than yours, and of a lovely plumage; but we have too much of the bass in our music, if music we have at all; for, I must confess, I have not heard a bird sing in all the country, indeed, I believe, they are all too much the dandy to sing; they have left that branch to birds of an inferior plumage. Our frogs are very merry, they mount the trees and croak; you can hear them half a mile; they are twice as large as Scotch frogs, but they stay only in the marshes: I am glad we have none near our dwellings.

For all our woods, we have no crows, except stragglers, of the corby (raven) kind, but their want is fully made up in wood-pigeons; their flocks sometimes nearly darken the air. Our woodcock is a most beautiful bird; the woodpecker, also most beautiful, you can hear it half a mile off: I often, when I see it, remember the song of "The woodpecker tapping the hollow beech-tree." As for game, our variety is not great. We have plenty of pheasants; you may shoot the whole flock, as they don't fly the gun; it is just fire and load as long as you please, but I very seldom or ever take a shot. I think we have no hares; but large rabbits, which grow white in winter; and plenty of deer, which come to the very doors, as large as a year-old calf. Numbers, also, of wolves and bears; you hear them braying, in the night-time, like a pack of hounds; they never attack any person, but take a sheep, calf, or hog, when they can get it. We have few serpents in this place, and none of them venomous; but there are many in the lower parts of the Province.

Dear John, I would not just wish to advise any one to come here ; but, for my own part, I would not return to Scotland, though any one would pay my passage back and give me twenty pounds a-year,—not that I do not love the land of Caledonia, which will ever be dear to my bosom, (and I could knock down the man who speaks ill of it,) but I never could have the prospects for my family in Britain that I here have ; only one thing is to be remarked, no one need come here in prospect of doing well, unless he intend to be diligent, and work hard ; and he who does so will, in the course of seven or eight years, feel independent. Our taxation is here so moderate : a man with a hundred acres does not pay a dollar a-year altogether. A quite wrong opinion of this country prevails in Scotland ; the United States being generally preferred. Now, in the States, you are far heavier taxed, and emigrants are there certain to be cheated out of what they may have by the Yankees. I have seen above forty persons, Scotchmen, who had first gone to the United States, and they told me it would have been hundreds in their way had they come here at the first : they are now coming as fast here from the States as from the old country.

Dear John, how happy would I be to have you here, with my dear brother and sisters, and the sooner the better would it be for yourselves. Your business is very good here ; they pin all the shoes instead of sewing them ; they cost from 10s. to 12s. a pair, and the leather is not half the price as at home ; you can buy a side of good natch leather for 16s. half-bend, &c. in

proportion. A smithwright and tailor are, also, good trades; but spirits being so cheap, too many fall into the drink. We have got up a good corn-mill this summer in the village, with four run of stones. A brewery and distillery. We have been but poorly off for sermons, but have now every prospect of soon enjoying that blessing, as government has given 70*l.* yearly to help, and the Company 400 acres of land, for a glebe. We had a meeting a month ago, and have subscribed as much as will make a good stipend, and will get a church built in the spring.

I have not written to our friend David Ovans yet, (teacher, at Cobourg,) he is about 200 miles below us, but I will write him now immediately. We have a post-office in the village, and are at no loss for British news. We get two papers in the week; they are very cheap, cost only 10*s.* a-year. I am sorry to hear of such disturbances in England, but I trust the new ministry will do good. Be sure and write me soon, and send it by Liverpool and New York, as that way it cost me only 2*s.* 6*d.* and by Quebec 7*s.*; direct to me, John Inglis, Guelph, Upper Canada, N. America. Our joint love to your wife and family, and all friends and acquaintance; how happy have I been to hear that my dear aged mother is still the first up in the morning; nothing, perhaps, dulls my spirits so much, as the thoughts of not likely being able to look on her again with the eye of mortality, while I have hope of seeing all the rest.

Margaret and the family all like this country well,

and join me in mutual love to you all. You will, I hope be able to make it out, though you see I am not a first-rate scribe. I wrote Ann Inglis, my sister, a month ago.

Your's, ever truly,

(Signed) JOHN INGLIS.

*To John Younger, Shoemaker,*

*Lessuden, Roxburgshire, N.B.*

*Extract of a Letter from the Editor of the York  
Courier.*

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*York, Upper Canada, May 1, 1831.*

Upper Canada continues to prosper rapidly, all its great interests are in the most flourishing condition—agriculture, commerce, and manufacture, so far as the latter extends, are all advancing with rapid strides; indeed I am satisfied that there is no country in the world in which industry of every description, is so well and so speedily rewarded. Among the host of emigrants who came out last year, there is not one now to be found unemployed or in an unsettled state, those who brought money with them, and many who did not, are now comfortably and prosperously settled down on farms of their own, or in some other advantageous way of business, and labourers now appear to be as scarce



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ENGLIS.

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and as much in demand, as if no emigrants had arrived. I am quite satisfied that the two Provinces could receive 100,000 emigrants (including families) without being injured by the influx; I am sure Upper Canada could take half that number this year. I have read Lord Howick's plan of emigration, it is well enough, but his estimate of expence is too high, (60*l.* per family) which include two years' provision after their arrival, there is no manner of occasion for this provision, it only encourages indolence; nothing more is necessary than to land the emigrants in Upper Canada, with at most 4*l.* or 5*l.* in their pockets to support their families until they obtain employment, and then, if they are ready and willing to work, no farther apprehensions need be entertained regarding them. Those who have a little money can get improved or unimproved farms at once, and those who have not can get employment, which will soon, if they are industrious and saving, furnish them with the means of doing the same; while mechanics, particularly masons, carpenters, &c. are equally certain of prompt employment.—You know that my knowledge of, and my experience in, the country, is exceeded by few persons in the Province. I returned last Wednesday from a tour through the western part of the Province, where most of last year's emigrants settled, and I say confidently, that the emigration of last year is not felt, there is just as great a demand for labour in every department, and apparently just as much land open for emigrants, as there was at the beginning of last year, and I believe if 50,000 were to come out this year, that in less than

12 months the whole would be settled down, or advantageously employed, without the demand for labour, or the quantity of land for sale being visibly diminished ; always, mind always, assuming that the parties are able and willing to work, for those who are not industrious, whether with, or without capital, have no business in Upper Canada.

There is another class of emigrants, I mean servant girls, who are much in demand. I suppose I have procured situations for three or four hundred within the last year, and the demand, particularly in the country, is undiminished. But we want a better description of girls, nine-tenths of the last year's importation were Irish, who possessed few of the qualifications of good servants. Every body want good English servant girls, the few of that description who came out last year, got good places immediately at from five to six dollars a month, most of whom, by the bye, have since got married, which is the only evil employers anticipate regarding English servant girls, " they are sure to get married." If a large number of girls were to come out, however, some of them might, perhaps, stand a chance of escaping this calamity !

Such emigrants as may want employment, whether male or female, you had better send to me, and I will, as I have heretofore done, render them all the service in my power.

*The following letter has been received from an agricultural labourer who went out to Canada in the Spring of 1830.*

*It is printed in the man's own language, LITERATIM, and is recommended to the notice of persons who may be disposed to accept the liberal proposals now offered to the poor of Longbridge Deverill, Horningsham, and the adjoining parishes, for emigration. The respective parish officers will give every attention to all who may apply for information.*

*Dated January 1831.*

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10 Octr. 1830.

Port Talbot.

My Dear father I think God I am Got on the Land of Liberty and Plenty.—I arrivd hear on 9 of July. I had not a single Shilling Left when I got hear—But I met with Good frends that took us in and I Went to Worke at 6s Pr Dea and My Bord on to this Day, and Now I am goun to Work on My One frme of 50 Eakers wich I bot at 55£ and I have 5 years to pay it in. I have bot Me a Cow and 5 pigs. —I have sowed  $4\frac{1}{2}$  Eakers of Wheat, and I have to more to sow, meaking  $6\frac{1}{2}$ . Ham Goin to bild me a house this fall, if I Liv and will ; and if I had staid at Corsley I never should had nothing.—I like the Contry very Much—I am at librtty to shout terky, Quill, Pignons, Phesents, Dear, and all kind of Geam, weh I have on My Back Wood. I have allso a Good

Sugger Bush that will inable Me to Make as much as a Tun of Sugger yearly if I Like—the timber is very fine such as Oak, Elem, Arsh, Beach, and Suger. Maple: We sow bout 1 Bushell of Whet in a Eaker hear, and the in Creas is about 50.—Wone single Grain will bring from 30 to 60 years of Wheat.—The Strow is as large as the Spire that groe by the Water sid.—The Land in General is Black Peat, and som is of a Sandy lume, and partly Clay: The timber is extrmly Lofty and Clean Grown.—My wife and to Sons is all will and hapy and thinkfull that they are arived safe ower and wishinn Mother and father and all the famly was as well pervided for as we be. If the Labouring Men Ded but no the Valy of thar Stranth thay ould nevr bid Contant in the old Contry, as it is called hear. The horses is light and active, Much the Same as what you Call half Bred; and ar full as Dear as in England; Cowes nerly the same Bred; they ar worth from 50s to 3£ 10s—Shep is Lorge and fat, worth 10s 6d; Oxen is worth 5 to 6£ —If oney won think of coming hear the quicker the better for Land is getting Dear; the farms that was worth 50£ is worth now 150£; and so in proporching, for thar is so Many peple Com this Summer.—My Wife send her Love to hear Brother Edward and will Much oligshed to him to send her a Good usfull pick, a prong fit for pitchin, or unemting; allso a shart timber Chain, about 16 fet, with a crouck at Ech end, and a Swivell in the Medle, waing about 30lb. I wish my father to send My Younger Brother Gorge to me it will be doing him Good—allso som Sedds such as

Cabige Early turnop, Hay, and hop and Marl Grass, and Som Bur Stones. If any of My old felo Work Men do Come thay Most bring all thar toules, Sithes and Hoes, Noiles, Gimlet, and all kind of Irn toules. Wheat is 10s Pr Sack,—Befe 2d Pr. lb,—Porke and Mutton the same: No Pore Reats, no tax, No oversear, No Baggar:—The Wheat that is lef in the felds ould kip a hole parise.—Bring allso a wheat Chopping hoe, or to; for thar is no such things hear; and Cutting Nifes is scarce hear. If Brother thomas Com let him bring his Clock.—Bring a good Lott of Coten and thred, Pins, Nedles, Wosterd and teapes.

I left all the lot that com with us at Dundas, 100 Miles from hear, Exsept Prangley and Singer and Anet.—James Mines and wife Com in a little after, and George Silcox and Ormen and famley; and we ar all near.—Joseph Silcox within 2 Miles.—So My Dear Father I most conclud, with my Love to you all Brothers and Relations, not forgetting my Duty to my Superiors who interseed in My Coming out.

FINIS.

